

CONCORD TOWNSHIP BOARD OF TRUSTEES and  
ZONING COMMISSION  
LAKE COUNTY, OHIO  
PRE-APPLICATION CONFERENCE

Held via Webex Teleconference  
and YouTube Live Streaming

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

February 3, 2021  
6:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Morgan McIntosh, Chair  
Amy Lucci, Vice Chair  
Carl Dondorfer, Trustee  
Amy Dawson, Fiscal Officer

Present on behalf of the Zoning Commission:

Hiram Reppert, Chair  
Andy Lingenfelter, Vice Chair  
Frank Schindler, Member (via Webex)  
Rich Peterson, Member (via Webex)  
Rich Iafelice, Member  
Ashley Garcar, Alternate Member

Also Present:

Heather Freeman, Zoning Director/Inspector  
Marty Pitkin, Assistant Zoning Inspector  
Michael Lucas, Esq., Legal Counsel

**Melton Reporting**  
11668 Girdled Road  
Concord, Ohio 44077  
(440) 946-1350

6:30 p.m.

1  
2 CHAIRMAN McINTOSH: Okay, good evening. I would  
3 like to call to order the special meeting for, Concord  
4 Township's special meeting for a pre-application conference  
5 for a proposed Residential Conservation Development district.  
6 So this evening we have members of the Concord Township Zoning  
7 Commission, as well as the Board of Trustees here to have a  
8 dialogue about an application, a pre-application -- so we  
9 don't have it yet -- regarding a potential RCD district. In  
10 addition to the boards, we have Ms. Heather Freeman, our  
11 Zoning Inspector, here. So I am going to go through and just  
12 I want to get an assessment. I've got from the Zoning  
13 Commission, I believe, I see here present Andy Lingenfelter.

14 Frank Schindler, are you online?

15 (No response.)

16 CHAIRMAN McINTOSH: I don't hear Frank. I see Hiram  
17 Reppert here. Rich Peterson, are you online?

18 MR. ROSE: You are not broadcasting through the  
19 phone, sir.

20 CHAIRMAN McINTOSH: Oh, they're not here, I guess.

21 MR. ROSE: I am mirroring the meeting and I don't  
22 hear you coming through, that's why. Maybe you're on mute.

23 MR. DONDORFER: I think you are on mute there.

24 MR. ROSE: You might be on mute.

25 MS. FREEMAN: I unmuted it.

26 MR. DONDORFER: Is that the red button? Yep, try it  
27 now.

28 CHAIRMAN McINTOSH: Okay.

29 MR. ROSE: Now you are coming through.

30 CHAIRMAN McINTOSH: Let's do this again. All right.

1 So we are here for a pre-application meeting, Concord  
2 Township. We have the Zoning Board and the Trustee Board here  
3 to review a pre-application for conservation zoning. Just to  
4 catch up, I am going through our Zoning Commission members.  
5 All three trustees are here. I have Andy Lingenfelter  
6 present, Hiram Reppert.

7 Frank Schindler, are you on virtually or via phone?

8 MR. SCHINDLER: I am on the phone, yes, sir.

9 CHAIRMAN McINTOSH: And Rich Peterson?

10 MR. PETERSON: I am on the phone, also, Morgan.

11 CHAIRMAN McINTOSH: Great. And I see Rich Iafelice  
12 here in person. And our Zoning alternate, I saw her come in,  
13 Ashley Garcar.

14 Okay. So what I will do is ask the applicant to  
15 come forward and just give a short presentation of their plan  
16 and then we'll go through the boards for questions and  
17 comments regarding this possible application. I do want to  
18 clearly communicate that this is, it's a public meeting from  
19 the sense that it's able to be viewed but there is no public  
20 comment at this time. This stage in the process does not have  
21 a public comment section. If the application comes forward  
22 and we go through this process, there will be two public  
23 hearings, one with the Zoning Commission and one again with  
24 the Board of Trustees, so that would be the appropriate time  
25 for public comment.

26 I do want to add that we would expect anybody that's  
27 listening just to listen and not to make unsolicited comments.  
28 If you do make comments through our meeting, we will consider  
29 that disrupting a public meeting and we'll take appropriate  
30 action.

1           So with that, I would like to welcome the applicant  
2 and ask them to come up and go through their proposed plan.

3           MS. MOORE: Hi.

4           CHAIRMAN McINTOSH: Hello.

5           MS. MOORE: So I know we're talking --

6           CHAIRMAN McINTOSH: If you could first just state  
7 your name and address for the record so --

8           MS. MOORE: My name is Allison Moore and I live at  
9 8055 Fernway Court, Concord Township.

10           So I just, before we started with the zoning plan, I  
11 just wanted to spend a few quick minutes and just give you a  
12 little bit of background and tell you a little bit about the  
13 community that we're proposing today. So I -- Thank you. So  
14 we are calling this the Villas at Canterwood Farms, and it's  
15 an Epcon community by 20th Century Construction. For those of  
16 you who may or may not know 20th Century Construction, we've  
17 been building homes, single-family homes, and developing  
18 communities throughout northeast Ohio since 1981. We're  
19 family owned and operated and we are all residents of Concord  
20 Township, so very heavily invested in the community.

21           Some of you may or may not have heard of Epcon or  
22 knows somebody who lives in an Epcon community. They are,  
23 they have been building communities for those 55 years and  
24 older since 1986. They, along with their partners, have  
25 developed over 400 communities across 31 states in the  
26 country, and here is just a little snapshot of their locations  
27 and the communities that have been built. There's been about  
28 30,000 Epcon homes to date or as of 2019.

29           Now, you may wonder, why this partnership between us  
30 and Epcon? And, you know, really it comes down to clients

1 that we've been building homes for, that we built homes for  
2 20, 30 years ago have reached out to us and said, "You know,  
3 we love our 20th Century home but we're ready to downsize.  
4 We're ready to, well, let's call it 'right size.'" They  
5 really just, you know, they want to get rid of the big yard.  
6 They're ready.

7           So as we kind of thought through, how should we go  
8 about doing this, you know, should we do it ourselves and come  
9 up with it or should we look elsewhere and see if we should  
10 partner with someone? When we came across Epcon, we felt that  
11 it was a really nice fit. Our 40 years of building homes and  
12 their 35 years delivering a lifestyle and home plans that  
13 really meet the needs of this 55-year-old and older community,  
14 we just felt that it was a really, really nice pairing and  
15 that we would be able to provide, you know, a lot of value to  
16 our -- to the people in the community who are looking for this  
17 product.

18           Now, what makes the Villas at Canterwood Farms  
19 different? First and foremost, it's the lifestyle. It's a  
20 low maintenance living. So they don't have to worry about  
21 coming home from a vacation and shoveling snow. They don't  
22 have to worry with mowing their lawn. It's all going to be  
23 taken care of for them. In addition, the community amenities.  
24 So we're planning on a clubhouse, a fitness center, and are  
25 hoping to put in a pool as well. We, obviously, are still  
26 working through the numbers but, you know, it's really a place  
27 that the residents can come and be social and get involved  
28 with the residents, whether it's a happy hour book club or  
29 morning coffee with the guys. You know, it, really, it  
30 provides such a lifestyle that many are looking for.

1 Oh, sorry. It's a little touchy.

2 Also, the home plans, the're a very universal  
3 design. The home buyers are going to have options to design  
4 features that they want in their house now, not only for now  
5 but also in the future so that they can really age and make  
6 this their forever home. Not only are they functional,  
7 they're attractive. They're nice, open-floor layouts with,  
8 you know, a separated master bedroom and guest bedroom. Each  
9 home has a private courtyard for their enjoyment.

10 Again, these are just three samples of, you know,  
11 what we will be offering them and there is options. The limit  
12 -- There is a lot of options for them to choose from. Some  
13 things they might know they want, other things they might not  
14 even know are out there, and it's just what's really great  
15 about these communities having, you know, just worked for 35  
16 years to really nail down what these clients are looking for.

17 Also, the community impact versus the single or -- I  
18 am sorry -- the traditional single-family homes. So these  
19 folks are, you know, they're empty-nesters. They don't have  
20 school-age children, and so the schools, there is minimal  
21 impact on the schools.

22 In addition, the traffic is reduced. So the next  
23 slide I will show you, essentially, these folks are leaving  
24 their homes about 50 percent less a day than a traditional  
25 family, single-family development, which is great because you  
26 have, you know, increased tax revenues but you're not  
27 necessarily having the additional expenses associated with  
28 this type of community.

29 So this is a little bit hard to see. So on the  
30 left-hand side, there is, it's showing you the traffic in a

1 24-hour period, the daily traffic for a senior adult detached  
2 community, and on the right it's showing you traditional  
3 single-family detached community. Now, it's really almost  
4 nearly impossible to read up there but I will read it for you.  
5 So if you're at about 62 lots, folks in these, in the 55-plus  
6 type of community are traveling, making about five trips a  
7 day, a little over five trips a day versus the single-family  
8 detached house, it's a little over 10. So overall it's about  
9 336 trips in a 24-hour period versus 638.

10 In addition, those green -- those blue bars, rather,  
11 they're not leaving at the same times. They are kind of  
12 steady throughout the day versus a lot of traffic during peak,  
13 peak drive times. So their habits are different than a  
14 traditional single-family home.

15 And, finally, you know these are owner-occupied  
16 houses and it's different because it's not, it's nothing, like  
17 nothing that's been produced in Concord Township. And we're  
18 really excited about it because it's an opportunity to keep  
19 lifelong residents in our community.

20 I said I would be brief. I just -- Does anybody  
21 have any questions?

22 MR. DONDORFER: No.

23 MS. MOORE: Okay.

24 MS. LUCCI: Thank you.

25 MR. DONDORFER: Thank you.

26 CHAIRMAN McINTOSH: Okay. I guess I would ask, is  
27 there anybody else from the applicant's side that would like  
28 to come forward and make a presentation or share with us any  
29 comments or anything?

30 (Whereupon, discussion was held as the easel was set

1 up.)

2 CHAIRMAN McINTOSH: If you could give us your name  
3 and address for the record.

4 MR. SMUL: Jeff Smul, 7992 Still Water Court,  
5 Concord Township.

6 So we present -- We produced a yield plan based on  
7 the zoning code and what they're looking for based on half  
8 acre lots. We produced 62 marketable homes and lots under the  
9 current yield plan. And we took into account the wetlands are  
10 all in green. We showed the impact that the houses would have  
11 in like a lighter green. We show the retention areas on the  
12 property -- and I am trying to think of what else -- and the  
13 streets.

14 We had a previous meeting with Heather and Dave  
15 Radachy and kind of got their input before we kind of  
16 finalized this to present it just to make sure we were on the  
17 same page and we were kind of, you know, on the right track  
18 with how things were going. So this is what we came up with  
19 to get the yield of 62 lots.

20 MS. FREEMAN: Excuse me, Mr. Chairman. I think you  
21 misspoke. On your yield plan, you have 56 lots.

22 MR. SMUL: Oh, I am sorry, 56. I am sorry. I was  
23 thinking of the density, the bonus calculation. Sorry.

24 CHAIRMAN McINTOSH: So you've got, okay, so 56 in  
25 your yield plan and you're at 62 on the RCD?

26 MR. SMUL: RCD, yeah. Sorry. I was thinking of the  
27 RCD. My fault.

28 CHAIRMAN McINTOSH: I think Allison mentioned that  
29 you can maybe -- I am sorry. I had a question. If it's more  
30 appropriate for her to answer, we can have her come back up.



1 But you talk about the clubhouse and fitness and, hopefully, a  
2 pool. Where does that fit into your plans? I mean, it  
3 doesn't sound like that was definite.

4 MR. SMUL: As far as, you mean, the pool?

5 CHAIRMAN McINTOSH: She said clubhouse and the  
6 fitness room and then, hopefully, a pool. I was just curious  
7 what dynamics are playing into how you'll make that decision  
8 or if you have determined that yet.

9 MR. SMUL: Has the final determination been met a  
10 hundred percent? No. We're definitely leaning towards it.  
11 We're looking at trying to make sure we get the correct yield.

12 CHAIRMAN McINTOSH: Okay.

13 MR. SMUL: Because, obviously, you need to spread  
14 those costs over more lots, the more lots you can spread costs  
15 over. You know, there is other plans, too. There is other  
16 ideas that we could bring to there as well. Pickleball courts  
17 is something that Epcon has been doing lately. So we're going  
18 to try to make this as attractive as possible as a community  
19 area so, you know, people feel like they're part of the  
20 community rather than just the house in the neighborhood and,  
21 you know, you've got to drive for everything. This way,  
22 people can socialize, get together and, you know, enjoy coming  
23 back home and their neighbors.

24 CHAIRMAN McINTOSH: Okay. Oh, did you have  
25 something? Go ahead.

26 MR. DONDORFER: Apparently, we have learned that  
27 there is some burial sites on the property there. How do you  
28 expect to remedy that if this plan moves forward or what are  
29 your intentions regarding that?

30 MR. SMUL: Yeah. So there is a burial site. I

1 believe it's 150 years old plus. It's going to go done  
2 through -- I don't know. Mike Lucas can probably talk about  
3 the procedure more about this. It's supposed to be done  
4 through a resolution; is that correct? Yeah. So Mike is very  
5 aware of the burial site and we've talked to our attorney and  
6 he's talked to Mike about the procedure that we need to  
7 finalize it and remove it and, actually, move it, I should  
8 say, not remove it.

9 MR. LUCAS: We talked about the procedures  
10 statutorily that would be required to remove it.

11 MR. SMUL: Right.

12 MR. LUCAS: With the authorization of the Trustees  
13 and that. And I'm still talking to Tony Aveni about wanting  
14 to go out and have an informal inspection of where it's  
15 located and that, just so you know.

16 MR. SMUL: Okay.

17 MR. LUCAS: Because I don't think I mentioned that  
18 to you last time we talked.

19 MR. SMUL: Yeah. So it's been ongoing and it's  
20 going in the right direction. It's just a matter of, you  
21 know, when it will happen between, you know, the resolutions  
22 and all that.

23 MR. LUCAS: Right.

24 MR. SMUL: So we are, we are going to take care of  
25 it.

26 MR. DONDORFER: And whose responsibilities is that?

27 MR. SMUL: It's --

28 MR. LUCAS: Well, assuming that the Trustees wish to  
29 proceed forward with the resolution to that effect, at least,  
30 initially it's in the hands of the Trustees. However, there's

1 been some rigorous discussion about having 20th Century  
2 Construction handle the cost in that and some willingness  
3 expressed to do that, depending on when we get everything  
4 finalized, which we appreciate on behalf of the township.

5 MR. DONDORFER: Okay. Thank you.

6 CHAIRMAN McINTOSH: Okay.

7 MS. LUCCI: It looks like there is some existing  
8 structures, some houses that are already in the area that plan  
9 to stay up?

10 MR. SMUL: Um-hum, yeah. Initially, the house on  
11 the east -- or, sorry, western portion of the property, we  
12 were intending to take it down; but the property owner on the  
13 eastern portion had actually expressed some interest in  
14 actually looking at it and possibly might be a location that  
15 he might want to move to. So right now, they're going to stay  
16 but they can be taken down as well. So we kind of had our  
17 final plan based on those houses staying and then, if we want  
18 to take them down, then we can and build a different house on  
19 there as well.

20 And I think on the RCD plan, once we get to that,  
21 you will see on Canterwood Trail where the former Loxterman  
22 house is, there is two lots to the south that are wider. So  
23 we're trying to make that transition from existing, the  
24 single-family, and kind of transition over to the -- our  
25 community, newer community.

26 MS. LUCCI: It looked like there was one house on, I  
27 think, the other side that, in the RCD plan, the back of the  
28 house would actually be facing the front of the road.

29 MR. SMUL: Correct.

30 MS. LUCCI: Okay.

1           CHAIRMAN McINTOSH: Which house is that? Is it on  
2 the, it's depicted on --

3           MR. SMUL: Oh, yeah.

4           CHAIRMAN McINTOSH: So on the RCD plan that you're  
5 presenting, the house that you are referring to is in pink; is  
6 that correct?

7           MR. SMUL: Yes, yes, the pink.

8           CHAIRMAN McINTOSH: In the back, Amy, the property  
9 you're talking to is which?

10          MS. LUCCI: I believe it's on the right there.

11          CHAIRMAN McINTOSH: Forty-one?

12          MR. SMUL: Yeah, that one.

13          MS. LUCCI: Yes.

14          CHAIRMAN McINTOSH: So this would be the rear of the  
15 house?

16          MS. LUCCI: Yes.

17          CHAIRMAN McINTOSH: Okay.

18          MR. SMUL: Yeah. We plan on putting, you know,  
19 landscaping in front of it so you're not looking at the people  
20 that eventually move in there. Right now, the homeowner, the  
21 property owner is in there. And when he decides to sell it or  
22 leave, we will put some landscaping up there. But that's the  
23 plan, is to landscape that area.

24          MS. DAWSON: Mr. Chairman.

25          CHAIRMAN McINTOSH: Yes?

26          MS. DAWSON: May I ask a question?

27          CHAIRMAN McINTOSH: Sure.

28          MS. DAWSON: These are public roads. Are you  
29 planning a street lighting district in there? Are you going  
30 to petition the Trustees for street lighting? Are you having

1 street lights on these roads, or requesting them since it's  
2 a --

3 MR. SMUL: We didn't get that far about street  
4 lighting. We'd probably prefer it just because, when we did  
5 Summerwood, I don't think street lights were required but we  
6 put them in any way.

7 MS. DAWSON: Well, yeah. There is a process to  
8 petition the Trustees.

9 MR. SMUL: Oh, okay.

10 MS. DAWSON: I wasn't sure whether these were public  
11 roads or private roads.

12 MR. SMUL: They're public, yes.

13 MS. DAWSON: So you would have to go through the  
14 whole process if that's something that you wanted to do.

15 MR. SMUL: Okay, okay.

16 MS. DAWSON: And Heather can help you through that.

17 CHAIRMAN McINTOSH: Is there any more questions from  
18 the Trustees or up here? I am going to move through the  
19 Zoning Commission, actually. Actually, before I get to any  
20 more, is there anyone else from the applicant's side that has  
21 anything else they want to add at this point?

22 Okay. Seeing none, what I am going to do for the  
23 Zoning Commission, I was going to go through the list sort of  
24 in the order I checked you in. Just, that way, I make sure I  
25 catch everybody and then those that are virtual, we don't step  
26 on each other as far as talking. So I am just going to go  
27 down and if you have any questions for the applicant or  
28 comments, if you have none, just please say that you don't  
29 have any and we will move along. And I will start with Andy  
30 Lingenfelter.

1 MR. LINGENFELTER: Thank you, Morgan. For the lots  
2 that I am not -- I am seeing the lots in your RCD plan, the  
3 existing home structures, lot 25, lot 39, and lot 41, as far  
4 as I can tell. Is that correct? Lots 25, 39 and 41, those  
5 are the existing homes, correct?

6 MR. SMUL: Correct.

7 MR. LINGENFELTER: Okay. I don't see them on your  
8 yield plan. So did you just include a house in your yield  
9 plan or did you include those structures in your yield plan?

10 MR. SMUL: We did the yield plan based on what the  
11 current zoning would allow.

12 MR. LINGENFELTER: But those are existing homes,  
13 correct?

14 MR. SMUL: Yes.

15 MR. LINGENFELTER: Okay. So would there be a reason  
16 why they wouldn't be in your yield plan? You haven't  
17 subtracted them. You know what I am saying?

18 MR. SMUL: Well, we're not technically going to be  
19 building the yield plan.

20 MR. LINGENFELTER: Then why did you do the yield  
21 plan?

22 MR. SMUL: Because to get to the RCD, we have to  
23 present a yield plan.

24 MR. LINGENFELTER: Okay.

25 MR. SMUL: That's, yes, that's what they're asking  
26 us to do is, we want to do RCD but they're asking us to design  
27 a drawing which we're not technically going to be building.

28 MR. LINGENFELTER: But in your yield plan, you don't  
29 have the existing structures. So how would you accommodate  
30 those in your yield plan?

1 MR. SMUL: Well, we're not building the yield plan.

2 MS. MOORE: It's just based on the number of acres.  
3 The yield plan is just based on the overall acreage.

4 MR. LINGENFELTER: Right, I understand. But I just,  
5 I am just curious as to why they wouldn't be, those structures  
6 wouldn't be on the yield plan because those, I would think  
7 that they wouldn't be lots. Are those lots owned by somebody  
8 or are they part of this?

9 MR. SMUL: Well, they're part of the property. We  
10 will own them.

11 MR. LINGENFELTER: So nobody is living there?

12 MS. MOORE: No.

13 MR. SMUL: No.

14 MS. MOORE: They won't be, no. We're purchasing  
15 them.

16 MR. ROSE: Are you going to tear them down?

17 MR. SMUL: Well, that's part of the process of why  
18 we kind of left, on our final plan that we want to build, is  
19 leave those as a lot, so we have the option to tear them down  
20 or someone can move in. Like I kind of explained, like, the  
21 homeowner on the eastern property had expressed some interest  
22 of, you know, maybe that could be a possibility of him moving  
23 into there.

24 MR. LINGENFELTER: Lot 41?

25 MR. SMUL: Yes.

26 MR. LINGENFELTER: Okay.

27 MR. SMUL: Now, that's all just hearsay and talk but  
28 we want to keep our flexibility open and not be kind of locked  
29 into anything.

30 MR. LINGENFELTER: Right.

1 MR. SMUL: So to move forward, we said, let's plan  
2 accordingly for that. So --

3 MS. MOORE: The plan is that they may be coming down  
4 but, hopefully, keep them up if someone buys them and moves  
5 into them.

6 MR. LINGENFELTER: Now, can you tell me, what is the  
7 structure on Hoose Road that's got the gray thing on the road  
8 right-of-way. What is that?

9 MR. SMUL: That's the clubhouse.

10 MR. LINGENFELTER: Oh, that's the clubhouse.

11 MR. SMUL: Yeah, that's the clubhouse with the  
12 little gray. I know you have the small plan. It's harder to  
13 see. That's, like, parking.

14 MR. LINGENFELTER: Is that a parking lot?

15 MR. SMUL: Yeah, that's parking slots.

16 MR. LINGENFELTER: Gotcha. I was wondering what the  
17 lines were. I wasn't sure.

18 MR. SMUL: Yeah, yeah. It probably should have had  
19 a little symbol on the corner.

20 MR. LINGENFELTER: Right, okay. So that's the  
21 clubhouse. Now, and the pool is going to be there with the  
22 clubhouse?

23 MR. SMUL: Yeah. It's marked on there. It's the  
24 little blue area.

25 MS. MOORE: Right there.

26 MR. LINGENFELTER: Are there any other structures  
27 anywhere else that would be associated for the residents?

28 MR. SMUL: Not currently planned, no.

29 MR. LINGENFELTER: So strictly that clubhouse, it  
30 will be on the corner with the pool and that will all be all



1 in that one area?

2 MR. SMUL: Yes, yes.

3 MR. LINGENFELTER: Okay. Is there a reason behind  
4 the structure on the retention pond that runs -- the long,  
5 skinny retention pond? You couldn't do anything with that  
6 beyond that? Is that your thought? I know it's just a plan  
7 but I am curious.

8 MR. SMUL: Wait. What structure?

9 MS. MOORE: Right here?

10 MR. LINGENFELTER: The long, yeah, skinny Suez  
11 Canal.

12 MR. SMUL: Oh, you are talking about the retention  
13 area?

14 MR. LINGENFELTER: Yes, the retention area.

15 MR. SMUL: Okay Yeah, that's just the way the  
16 engineer kind of designed it. I think once -- This is a  
17 preliminary.

18 MR. LINGENFELTER: Sure, right, I understand.

19 MR. SMUL: Yeah. So once we get the actual  
20 surveying data, it could change a little bit, could be tweaked  
21 a little bit, could find a different area for retention. But  
22 based on the data that he pulled off GIS, this is kind of what  
23 he came up with.

24 MR. LINGENFELTER: Now, in your calculation, did you  
25 include the retention pond in your calculations for your open  
26 space? Is that included or was that excluded? I am just  
27 asking. I'm just curious.

28 MR. SMUL: The retention, it should be included, I  
29 believe.

30 MR. LINGENFELTER: I am just asking.

1 MR. SMUL: Yeah.

2 MR. LINGENFELTER: Okay. Same thing with the one in  
3 front that's bordering Hoose there?

4 MR. SMUL: Yes.

5 MR. LINGENFELTER: And then on the lots on the back  
6 end, on the western part of the property that are marked,  
7 delineated as wetlands and then wetlands impact, you have two  
8 lots that are directly on that. Is there going to be any  
9 consideration as far as, you know, because it looks to me like  
10 that the one on lot 16, the back corner of that house would  
11 kind of impact the wetland. Is that your thought?

12 MR. SMUL: Yeah, it's showing impact. And I know  
13 your copy is probably pretty small but it is showing light  
14 green, an impact there.

15 MR. LINGENFELTER: Right, right.

16 MR. SMUL: And then towards the back of the lot it's  
17 darker green.

18 MR. LINGENFELTER: Right.

19 MR. SMUL: So I think we're under the half acre. I  
20 know we're under the half acre threshold for wetlands. We  
21 tried to --

22 MR. LINGENFELTER: Are there plans to mitigate or  
23 you're just -- Are you going to mitigate that or are you going  
24 to leave it as is.

25 MR. SMUL: No, leave it as is, yeah. And when the  
26 final design, you know what I mean, when we get the final data  
27 and all the readings and things like that for the plan and  
28 retention area, it could tweak a little bit. We're trying not  
29 to impact the wetlands as much as possible. As you can tell,  
30 our plan, pretty much, stays out of that area. We would

1 prefer to be under .1.

2 MR. LINGENFELTER: Right. What about lot 4? I  
3 mean, lot 4, that house is right smack in the middle of the  
4 wetlands.

5 MR. SMUL: That one can really not do anything  
6 about. That's pretty much where that road's got to go. For  
7 Lake County Planning, you know, Canterwood Trail has to  
8 connect to another street up to Hoose.

9 MR. LINGENFELTER: Right.

10 MR. SMUL: So that was the most logical spot and,  
11 unfortunately, we could not avoid that. And I think that's  
12 .09, I believe.

13 MR. LINGENFELTER: Okay. All right. And then the  
14 cemetery, it's, what, in 21, lot 21, the cemetery, or, no, 21?  
15 22? 20?

16 MR. SMUL: It's kind of in that cul-de-sac,  
17 actually, by 17, 18 area, from what --

18 MR. LINGENFELTER: Oh, 17, 18.

19 MR. SMUL: Yeah.

20 MR. LINGENFELTER: Gotcha.

21 MR. SMUL: It's like right in the front of those  
22 lots. So that's another thing. You know, once we get that,  
23 obviously, relocated, it won't be an issue.

24 MR. LINGENFELTER: Right. And then Canterwood Trail  
25 will all connect all the way through -- What is that, Hobby  
26 Horse? I forget -- Hobby Horse back there, I think?

27 MR. SMUL: Yeah, yeah, so it goes, yeah.

28 MR. LINGENFELTER: Hit Hobby Horse and then it will  
29 join to Hoose Road?

30 MR. SMUL: Yeah, goes on the other side of Button.

1 MR. LINGENFELTER: Gotcha, okay.

2 MR. SMUL: So, yeah, there should be good access,  
3 two accesses out of there.

4 MR. LINGENFELTER: Have you given any thought on  
5 lots 27 and 28 where they transition from the RCD into  
6 existing, the existing homes? Have you given any thought to  
7 transitioning that in any way, shape or form?

8 MR. SMUL: Yeah, that's where I was mentioning  
9 earlier, 27 and 28, they're wider lots. So we might, more  
10 than likely, have those as single-family homes. They might  
11 not be Epcon product but they might be, could still be a ranch  
12 or could be single family.

13 MR. LINGENFELTER: Okay.

14 MR. SMUL: So that's why we made them wider, is to  
15 accommodate a different product.

16 MR. LINGENFELTER: I understand.

17 MR. SMUL: Yeah.

18 MR. LINGENFELTER: I understand we're basically  
19 spitballing here and, you know, nothing is in stone but I just  
20 want to understand where you are going with this.

21 MR. SMUL: Yeah, the intention on that, on those two  
22 lots, is to make them wider lots so, like I think I mentioned  
23 earlier, the transition from Hobby Horse, Canterwood Trail  
24 coming up and then, all of the sudden, now you're kind of in  
25 the new community. So we're trying to make that transition --

26 MS. MOORE: Flow.

27 MR. LINGENFELTER: Okay.

28 MR. SMUL: As best as possible.

29 MR. LINGENFELTER: Right, gotcha. I think that's,  
30 pretty much, it for me at this point. I think you answered

1 all my questions. Thank you very much.

2 MR. SMUL: Oh, you're welcome.

3 MR. LINGENFELTER: Appreciate it.

4 MR. SMUL: If you have any questions, email me, call  
5 me.

6 MR. LINGENFELTER: Oh, you know me. I'll ask.

7 MR. SMUL: I know.

8 CHAIRMAN McINTOSH: Okay. Moving through the list  
9 on the Zoning Commission, Frank Schindler, participating by  
10 the phone, if you have any comments or questions for the  
11 applicant.

12 MR. SCHINDLER: I just have a comment. We have  
13 developers come in for conservation development. My  
14 understanding is you always want to be able to minimize your  
15 footprint in the area being considered to be developed, in  
16 other words, minimize all the area and don't disturb the land  
17 as it is. You keep the enhancement and the beauty that people  
18 can enjoy. And I notice on this plan, you have already  
19 decided to alter the two existing ponds that are there into  
20 such a configuration you're going to disturb everything that  
21 we look to keep. They're going to be altering both those  
22 ponds. And that's one of the things that I find kind of  
23 disturbing.

24 That's the reason why we want developers to use this  
25 plan, to minimize the construction areas and to enhance the  
26 beauty of the land. But then this plan that you are  
27 proposing, you're going to be altering both those ponds, which  
28 means you're going to be disturbing them. And Lord knows how  
29 many years it would take to get back to something that's nice  
30 looking and maybe keep the wildlife coming in and maybe making

1 in that area, fish or whatever that might be there. You're  
2 losing it all by this type of development and I find that  
3 somewhat disturbing, to be honest with you. That's my  
4 comment.

5 MR. SMUL: Can I comment on that?

6 CHAIRMAN McINTOSH: Sure.

7 MR. SMUL: Those are man-made ponds, just so you  
8 know. They're not, they're not natural ponds. Those are  
9 man-made. The owners of the property put those on there.

10 MR. SCHINDLER: But aren't those ponds already  
11 nicely -- I mean, they're ponds themselves. I am sure they  
12 already have grown up over the years and they already have a  
13 character of their own. And from what I understand, you're  
14 going to be going back in there and digging them up and  
15 changing everything, which diverts, you know, defeats the  
16 object of keeping the land pristine, as it is today. It's  
17 going to take years for it to ever take some kind of, you  
18 know, character of its own once you've torn into it and  
19 altered it. That's my understanding, what you're planning on  
20 doing.

21 MR. SMUL: We are going to try to develop the ponds  
22 as best as we can to meet all the natural drainage of the  
23 property. So that's, either way, any pond or retention area  
24 is going to have to be adjusted a little bit because we --  
25 This is a preliminary. So once we get the final preliminary,  
26 once we do all the engineering, the engineer is going to --  
27 these, those ponds could be sufficient on how they are but  
28 we're going to have to figure out, they're going to have to do  
29 calculations and work with Stormwater to meet that regulation.

30 MR. SCHINDLER: I would, purposefully, that's one of

1 the things I would take under consideration in looking at this  
2 proposal, is how much those ponds, for example, or anything  
3 else is going to be altered in such way that we have defeated  
4 the purpose of the enhancement of the property the way it  
5 currently is, in this pristine condition as it is today. I  
6 just wanted to let you know what I am going to be looking at.

7 CHAIRMAN McINTOSH: Yeah. I think just to, I mean,  
8 unless Frank has anything else to add, I think, you know, the  
9 purpose of the pre-application meeting is just for this  
10 pre-dialogue before you apply. So, you know, it's nice that  
11 Frank shares his perspective and you can kind of go to, you  
12 know, have that in your mind. So when you get to the point of  
13 application, that's -- you have heard a Zoning Commissioner  
14 express concern about that point.

15 MR. SMUL: Okay.

16 CHAIRMAN McINTOSH: So moving through the order,  
17 I've got Hiram next on my list, if you have any questions,  
18 comments.

19 MR. REPERT: Sure. Lots, I guess, 8 through maybe  
20 11, 8 through 10, they're in the existing pond right now. Is  
21 that really going to be a buildable lot?

22 MR. SMUL: Yes.

23 MR. REPERT: You are going to set a house in a  
24 pond, a filled-in pond?

25 MR. SMUL: The pond is not going to be there, yeah.

26 MR. REPERT: I know, but it's going to be filled  
27 in, right?

28 MR. SMUL: Yes, correct.

29 MR. REPERT: Okay.

30 MR. SMUL: I should say, yeah, it will be altered.

1           MR. REPPERT: Okay. Well, then lots 42 through 45,  
2 they're, in my opinion, they're debatable whether they're  
3 going to be buildable or not with the slope of the land. That  
4 drops off pretty quick.

5           MR. SMUL: These are going to be walk-outs, the  
6 basement.

7           MR. REPPERT: The basement, that's for sure they  
8 are.

9           MR. SMUL: Yeah.

10          MR. REPPERT: And then --

11          MR. DONDORFER: Hiram, which one were you talking  
12 about?

13          MR. SMUL: Yeah, we built on --

14          MR. REPPERT: 45 through 42.

15          MR. SMUL: Yeah, we have built on slopes like that  
16 before, so that's not new.

17          MR. REPPERT: And then coming in on Canterwood  
18 Trail, you did the transition on the one side of the road but  
19 not the other side. Why is that? Lots 26 and 27 is your  
20 transition from one, from R-1 into your RCD, but 28 and 29 and  
21 30 aren't, those three don't -- that side of the road doesn't  
22 have a transition.

23          MR. SMUL: No, it does not.

24          MR. REPPERT: Any reason why it wasn't?

25          MR. SMUL: You know, we decided just on that side of  
26 the street for right now, with the house there looking on the  
27 left when you're driving or depending which way you're  
28 driving, that you are kind of looking at that side of the  
29 street, so you're not looking at the other side of the street.

30          MR. REPPERT: Well, okay. And then the one thing I



1 noticed, that the parks are all in the back, in the back of  
2 the lots and there is no access to any of the parks, except  
3 the one with the proposed swimming pool, from the street. So  
4 you have to go through somebody's yard to get into one of the  
5 parks, any of the parks.

6 MR. SMUL: Well, those, a lot of the parks are going  
7 to be wooded. So that's why we're trying to create one  
8 community area, so everyone can go and enjoy that open space  
9 but yet have the beauty of the property behind the lots so  
10 people look out their windows in the back and see all the  
11 trees and all the greenery. So that's where we want people to  
12 go to congregate in one area rather than in five different  
13 parks on one piece of property.

14 MR. REPERT: All right. Thank you. That's it for  
15 me.

16 MR. SMUL: You're welcome.

17 CHAIRMAN McINTOSH: Okay. Rich Peterson,  
18 participating by phone, comments? questions?

19 MR. PETERSON: Yes, I have just a question about the  
20 open space, which is about just under 14 acres, divided into  
21 what are four distinct different parks. My question is, what  
22 are your thoughts on landscaping of those areas, particularly  
23 along the perimeter of Hoose Road and Morley Road?

24 MR. SMUL: Landscaping, well, landscaping on Morley  
25 Road, that's a ravine in the back there. We can't even touch  
26 most of that on Morley Road because there is a big ravine  
27 there and there is trees, pretty much, along that whole  
28 street.

29 MR. PETERSON: I know along Hoose Road there are a  
30 number of old fruit trees that blossom every spring and

1 they're kind of where the reconfigured existing pond is today  
2 and the pond will be there in the future. But the other areas  
3 along Hoose Road, would there be any thoughts of planting  
4 something, like pine trees or something like that, along that  
5 perimeter so that the neighborhood is kind of set away from  
6 Hoose Road?

7 MR. SMUL: Yeah, we discussed something about  
8 putting along that Hoose Road because of just the way the  
9 houses on -- face the back of those lots. We haven't come up  
10 with a landscape plan yet but that's a good point of  
11 addressing that. Yeah, I mean, I agree with you. We should  
12 address the landscaping along Hoose Road.

13 MR. PETERSON: Okay. That's all I have. Thank you.

14 MR. SMUL: You're welcome.

15 CHAIRMAN McINTOSH: Okay. Rich Iafelice, who is  
16 here in person.

17 MR. IAFELICE: Thank you, Morgan. Thank you for  
18 being here and answering some questions. Mine would start, if  
19 I may, to the yield plan, so kind of a technical observation  
20 that I find the yield plan is not fully developed enough. I  
21 don't think the 56 is a reasonable number if you view the  
22 yield plan fully developed by an engineer. So there are a  
23 number of grading issues, the way the lots are situated,  
24 particularly on the wetlands on the yield plan. I do not  
25 see -- or I recommend that the yield plan be more fully  
26 developed by the engineer to justify 56 lots.

27 MR. SMUL: I guess I am not --

28 MR. IAFELICE: It's technical and, again, I don't  
29 want to belabor the meeting this evening but I don't think the  
30 yield plan is sufficiently developed to justify 56 lots, just

1 an observation.

2 MR. SMUL: I guess, what specific are you referring  
3 to?

4 MR. IAFELICE: I'd have to get into it technically.

5 MR. SMUL: Oh, well, then you can, if you want to  
6 email me some points because we spent a lot of time and  
7 adjustments and we met with Dave and we met with Heather on  
8 this plan and went over it and over it and over it. So I just  
9 want to understand what we did not address on here that --  
10 Okay. We can, yeah --

11 MR. IAFELICE: Sure. The second is related to the  
12 wetlands. Have they been affirmed by the Army Corps of  
13 Engineers?

14 MR. SMUL: Yes. On the western portion, yes. On  
15 the eastern portion, not yet.

16 MR. IAFELICE: Okay. So then has the property --  
17 They have determined a jurisdictional determination for those  
18 wetlands?

19 MR. SMUL: Are you talking about the eastern  
20 portion?

21 MR. IAFELICE: The wetlands in general, has a  
22 jurisdictional determination been made by the Army Corps of  
23 Engineers?

24 MR. SMUL: Yeah. They affirmed, yes. The study we  
25 have and the map we have of that has been affirmed by the Army  
26 Corps.

27 MR. IAFELICE: So then what was the conclusion on  
28 the ponds?

29 MR. SMUL: The ponds, we can, it was like a half  
30 acre that we can fill.

1 MR. IAFELICE: The ponds are considered waters of  
2 the state, so Ohio EPA, you may require a permit from Ohio EPA  
3 to basically --

4 MR. SMUL: You may. I will have to talk to my  
5 wetlands consultant because he said we can --

6 MR. IAFELICE: Yes.

7 MR. SMUL: Those are man-made ponds, as he explained  
8 and we knew. So you can fill up to half an acre of a man-made  
9 pond.

10 MR. IAFELICE: Okay. So my observation, again, is  
11 man-made or not, it's existed for a number of years and now  
12 it's become a water of the state. So just advice to the  
13 engineer.

14 MR. SMUL: Okay.

15 MR. IAFELICE: Ohio EPA has got to probably issue a  
16 permit for you to do what you're doing.

17 And then towards that, again, more technical is the  
18 stormwater management concept is not fully developed here, as  
19 expected.

20 MR. SMUL: Yeah, just a preliminary, right.

21 MR. IAFELICE: But just by the contours, it doesn't  
22 seem feasible that the drainage can be accommodated going  
23 everything south to north as you're demonstrating here. So it  
24 would seem to me there is going to be some intermediate basin  
25 or some other way to manage the stormwater.

26 MR. SMUL: Yeah. That's, like I said, we're having  
27 our engineer, now, he, you know, he did a field study, he did  
28 a topo. So they're going through their process of putting in  
29 all the data. So this is all preliminary based off of GIS,  
30 which, you know --

1 MR. IAFELICE: Understood. So, again, my advice, my  
2 suggestion is a fully developed yield plan, as well as this,  
3 may impact your design significantly.

4 The third item, I will piggyback on my colleague  
5 here related to building on a, building where a pond has set  
6 for years is to look at the geology, the subsurface and  
7 potential of underground streams in that location so that you  
8 design a proper foundation for whatever you build there.

9 MR. SMUL: Yeah, we're building slabs.

10 MR. IAFELICE: I have seen them settle.

11 MR. SMUL: Yes, yes.

12 MR. IAFELICE: Very quickly, too.

13 I'll piggyback again on my colleague related to  
14 Canterwood and the -- you had identified at 26 and 27 the  
15 concept of building a single-family home. Then you're just  
16 translating the problem from Hobby Horse down a lot and then  
17 the next lot. So still there is, there is still going to be a  
18 single-family home next to RCD, if you know what I am saying.

19 MR. SMUL: Yeah, yeah, anytime you transition from  
20 the old subdivision to the new piece of property, there's a  
21 transition, yes.

22 MR. IAFELICE: Right. The way I look at this is  
23 create buffer. Use that opportunity for open space to buffer  
24 the R-1 from the RCD -- so that's kind of what Hiram was  
25 asking about and what Andy was. That's just an observation,  
26 again -- as opposed to building single family. Well, then  
27 it's still, it's still adjacent to an RCD, the next unit.

28 MR. SMUL: Right.

29 MR. IAFELICE: Lastly, just conceptually, the  
30 presentation indicated clients of 20th Century. This is

1     apparently based upon your clients. Was there a market study  
2     that you had undertaken? Is this, is there a market for this  
3     or --

4             MR. SMUL: Yeah, I can -- Probably, Steve can speak  
5     to that better because they built these throughout the  
6     country.

7             MR. IAFELICE: What I am saying, a market, I mean,  
8     as opposed to single-family, quarter acre lots, is there a  
9     market here, potentially, for a more denser, consolidated,  
10    preserve more space, like townhomes or duplexes? Has there  
11    been any analysis or a market study to look at that as opposed  
12    to this?

13            MR. SMUL: We have not pursued townhomes or  
14    duplexes.

15            MR. IAFELICE: Okay. Well, that's just --

16            MR. SMUL: I don't know if that would transition  
17    well from a single family to -- I think they might be more  
18    upset, the residents that are on Canterwood Trail and Hobby  
19    Horse. I think they would want to kind of see something  
20    close, similar. I don't even know. Is townhouse even -- We  
21    really didn't pursue that option.

22            MR. IAFELICE: Okay. Well, on the other side of  
23    Ascot Farms, we have duplex condos on the other side, right  
24    off of Hoose.

25            MR. SMUL: Is that transition from a different  
26    subdivision?

27            MR. IAFELICE: It comes right off of Hoose. It's  
28    right next to Ascot Farms.

29            MR. SMUL: So it's got it's own separate entrance.

30            MR. IAFELICE: Entrance, yeah. Just a question.

1 MR. SMUL: Yeah, no, we really felt like the  
2 retirement homes, downsizing is a big market and Epcon builds  
3 them throughout the country.

4 MR. IAFELICE: I appreciate that. I was just  
5 suggesting, could it be in something other than a single-  
6 family home? That's all.

7 MR. SMUL: Okay, gotcha.

8 MR. IAFELICE: Thank you, Morgan.

9 CHAIRMAN McINTOSH: And, Ashley, any comments,  
10 questions?

11 MS. GARCAR: No.

12 CHAIRMAN McINTOSH: Okay. Any further comments from  
13 the Board of Trustees?

14 MR. LINGENFELTER: Morgan, can I ask another  
15 question, please? I can't see you.

16 CHAIRMAN McINTOSH: Sure, Mr. Lingenfelter. I can't  
17 see you. Yeah, go ahead.

18 (Whereupon, there was discussion as the easel was  
19 taken down.)

20 MR. LINGENFELTER: I think if you look at -- Thanks,  
21 Heather. I think when you look at the aerial shot of this  
22 and, you know, and take away the white, you know, of both the  
23 RCD plan and the yield plan, this is, I think, the aerial  
24 photo is much more telling in regards to some of the geography  
25 and topography you are dealing with here, especially, you  
26 know, Hiram specifically brought up, on the RCD plan, houses  
27 42 through 48, you know, on that cul-de-sac. If you look at  
28 that, I mean, if you look at the gradations there, I mean,  
29 that's not a gently-sloped area. I mean, those grading lines  
30 are extremely tight, indicating a very, very sharp dropoff

1 there.

2 MR. SMUL: Yes.

3 MR. LINGENFELTER: So you say walk-out basement. I  
4 say half of the back of the house is hanging off a cliff.  
5 Okay? But that's, I mean, that's just --

6 MR. SMUL: No, I hear what you are saying. But we  
7 developed property in Broadview Heights and, literally, houses  
8 were half built in ravines. And guess what. Those were the  
9 best houses. People spent the most money on those lots  
10 because the view is absolutely beautiful. So what in your  
11 mind, I guess, could be the worst lot, in somebody else's mind  
12 could be the best lot because they want to walk out. They  
13 don't want anybody behind them. They have trees. They have  
14 greenery. So, you know, beauty is in the eye of the beholder.

15 MR. LINGENFELTER: It's not my thought. It's  
16 just --

17 MR. SMUL: Yeah.

18 MR. LINGENFELTER: I am looking strictly from the  
19 township standpoint.

20 MR. SMUL: Right.

21 MR. LINGENFELTER: I mean, who buys what for their  
22 own personal residence is their business. I don't really  
23 care.

24 MR. SMUL: Right.

25 MR. LINGENFELTER: But I am thinking about what the  
26 impact is and the layout and the design overall and what, how  
27 things are put in here as a part of the design and how that is  
28 going to play with what's going on here. I think that's a  
29 challenged area. I mean, that's just my personal opinion in  
30 looking at this.



1           And I think another area that I think you should  
2 take a look at or seriously consider is on the other side in  
3 the other cul-de-sac off of Cambridge Court there. It looks  
4 to me -- and I don't, again -- just from the aerial view shot  
5 that that area in that corner almost looks like there is some  
6 gentle sloped, pointed areas that run through there that  
7 almost kind of look like there might be a stream or a creek,  
8 you know, bed that kind of runs down that, and that would be  
9 in the far western corner.

10           MR. SMUL: Yeah, there's not. We did a wetlands  
11 study on there and it's been affirmed. There is no stream in  
12 that area.

13           MR. LINGENFELTER: Okay. When you look at the  
14 aerial shot and you look at the gradations and everything  
15 there, it looks to me like it kind of focuses down that area  
16 with the pointed, you know, all the pointed lines going down  
17 there. It looks like that might be a creek bed or some sort  
18 of ravine with a potential stream in that.

19           MR. SMUL: Sure.

20           MR. LINGENFELTER: Those were the two things that  
21 just, you know, came up as I was looking at, you know,  
22 especially, what Hiram brought up. I thought Hiram brought up  
23 a great point with those lots on that cul-de-sac and are those  
24 really legitimately houses that can be counted as your design.  
25 But I am sure you're going to give that some good thought.  
26 And I also think Rich's comments on the, Rich's comments,  
27 Iafelice, on the pond and some of the other things, I think,  
28 were very valid concerns. And I think I would, you know, if  
29 we get to a point where you're going to be in front of the  
30 Zoning Commission, I would hope that you'd be prepared to

1 address those issues.

2 So, other than that, I am good. Thanks, Morgan.

3 CHAIRMAN McINTOSH: Okay. I've got one more comment  
4 here from Hiram and I also do want to recognize we have Dave  
5 Radachy, from Lake County Planning Commission. So I will let  
6 Hiram shoot and then give Dave an opportunity, if he's got  
7 anything that he wants to add.

8 MR. REPERT: On the RCD plan, what's the contour  
9 spacing?

10 MR. SMUL: The RCD, I believe those are 2 feet.

11 MR. REPERT: That's every 2 feet?

12 MR. SMUL: Yeah, two.

13 MR. REPERT: Okay. And the same for the yield  
14 plan?

15 MR. SMUL: Yes.

16 MR. REPERT: Okay.

17 MR. SMUL: Like I said, it was pulled out of GIS  
18 site, so that's what they have. So once we get the actual  
19 engineer's survey, we will have a better read on the land and  
20 the topo and everything.

21 CHAIRMAN McINTOSH: Okay. Dave, would you like to,  
22 any comments?

23 MR. RADACHY: Just real quick on the RCD -- on the  
24 yield plan, first of all, our first issue is kind of, well, on  
25 Morley Road, the sight distance is questionable. The Planning  
26 Commission had varied Thatchum not to connect to Morley Road  
27 because of sight distance issues, and so the location of this  
28 road might be kind of iffy. There is a driveway to the two  
29 houses that comes up closer to the sublots off of Thatchum, so  
30 there might be a better location for a road. But without

1 actually doing engineering work on it, we can't say that for  
2 certain.

3 MR. SMUL: Yeah, I did have an engineer look at  
4 that, so I can forward that to you.

5 MR. RADACHY: Okay.

6 MR. SMUL: He addressed that.

7 MR. RADACHY: Lot sizes, there were four lots, three  
8 lots on the yield plan that do not meet minimum lot size for  
9 R-1. Sublots 30, 38 and 46 and 42, those, none of them meet  
10 .505 of an acre. They're all at a half acre. Those are all  
11 too small. Sublot 42 is at the bottom of a hill. Generally,  
12 sewer goes the other way. Sanitary sewer usually goes the  
13 other way. So this lot would be very difficult to get  
14 sanitary sewer to, so it would be difficult to declare it a  
15 .505 lot. One of the criteria for a .505 lot in R-1 is  
16 sanitary sewer. That would need to have a grinder pump, at  
17 the very least; or they could declare that to be a septic  
18 lot, which is .75 of an acre. But then you have to deal with  
19 the wetlands and you can't put a septic into a wetland.

20 On this plan, they were proposing to have all, looks  
21 like they're having all the existing buildings torn down.  
22 That's all I had on that one, on the yield plan.

23 On the RCD plan, on the, where the long, existing  
24 proposed pond that they're going to do on the north side,  
25 behind 49 and 48, is that more than 25 feet wide? According  
26 to your regulations, the open space has to be 25 feet wide.

27 MR. SMUL: It's 25 feet.

28 MR. RADACHY: Okay. That needs to be marked.

29 There is a driveway for the two existing houses  
30 currently. You're going to keep that for maintenance of that

1 wetlands or that retention pond on the open space coming off  
2 of Morley Road?

3 MR. SMUL: That would be abandoned.

4 MR. RADACHY: The open space behind 28 through 32 is  
5 actually landlocked. That needs to have some sort of access,  
6 an easement or a fee simple so the owners of the open space  
7 have access to the open space for maintenance purposes. The  
8 location of the Canterwood was recommended to the developers.  
9 Regulations would allow it to be moved 150 feet offset off of  
10 Trotwood but a four-way intersection is what we would  
11 recommend for this property. So we were happy with the  
12 location but it doesn't have to be there. We didn't tell him  
13 he had to put it there but that's where we would like it to  
14 be.

15 They're showing parking spaces in the right-of-way  
16 and that's going to be on top of sanitary sewer lines, water  
17 lines and storm sewers and in your right-of-way. It's a  
18 public road.

19 There are some regulations that we will have to  
20 adhere to in the subdivision regulations for conservation  
21 development and we require 35 foot design buffer from  
22 wetlands. So we would like to see them design sublots 15 and  
23 16 -- They're proposing to, they're proposing to mitigate some  
24 wetlands. They might need to show that these houses are going  
25 to be further away, 35 feet away from the edge of the wetland  
26 as a design standard. We don't have regulate -- After the  
27 plat is filed, we don't have any enforcement authority on that  
28 though.

29 Does anybody have any questions about the basic  
30 subdivision process or any questions on the development?

1 That's all I have.

2 MR. DONDORFER: Thanks, Dave.

3 CHAIRMAN McINTOSH: I have some correspondence here  
4 from Stormwater Management, a couple, two different emails.  
5 I'm just going to go ahead and read them for the record so  
6 that you have that feedback as well. The first one is from  
7 Chad Edgar to Heather Freeman, dated today.

8 "The R1 plan shows wetland locations and topography  
9 that suggest there are potentially streams on the property.  
10 Has the applicant obtained an approved wetland delineation?  
11 If so, the appropriate riparian setbacks should be  
12 incorporated on the R-1 plan.

13 "Also, the open space in the RCD plan should not  
14 include stormwater infrastructure. The goal of a 'Resource  
15 Conservation District' plan is to protect the natural resource  
16 function of the parcel prior to development. A stormwater  
17 pond in open space does not accomplish that task. The  
18 percentage of open space calculated should only include  
19 natural open space; not utility lines and stormwater  
20 infrastructure.

21 "Overall, the proposed RCD plan does protect the  
22 majority of wetlands on site. However, the percentage of open  
23 space is inflated in my opinion. The plan should be redrawn  
24 with only natural areas in the open space." That's from Chad  
25 Edgar, a resource specialist.

26 And the second one, also received today, Wednesday,  
27 the 3rd. "Hi Heather. I won't be able to make the pre-app  
28 meeting tonight for Canterwood Farms but did have some  
29 comments on the pre-lim RCD plan I want to get to you. If you  
30 have any questions on these feel free to let me know.

1           "Plan appears to show the eastern, existing pond to  
2 be reconfigured and constructed right along the rear property  
3 lines of the houses on Isley Square. The existing topography  
4 slopes towards the houses on Isley which may put those homes  
5 directly downstream of the reconfigured pond's embankment  
6 depending on how the subdivision grading is proposed (ie it  
7 would be a safety issue if the embankment ever failed and  
8 released water towards those houses on Isley. This is  
9 subject, this is subject to how they will grade the  
10 subdivision though.)

11           "The rear of lots 12 through 21 need to be captured  
12 and routed to a stormwater pond prior to being discharged off  
13 site.

14           "Stormwater ponds and storm sewers to meet Lake  
15 County standards.

16           And, "Houses to have access to yard drains and  
17 drainage features.

18           "One comment on the R1 yield plan that may be a  
19 stretch to reach is that Cambridge Court and surrounding homes  
20 would need stormwater management. With the existing  
21 topography, I don't think this area's water would be able to  
22 make it to the existing pond to the east, therefore another  
23 practice would be to implement -- need to be implemented  
24 somewhere near Cambridge Court, thus maybe impacting more  
25 wetlands or lots. We ran into a similar issue on Eagle Point  
26 trying to make arguments but since in depth engineering isn't  
27 required on these plans it's difficult to say what would or  
28 not be possible. Steve."

29           So I guess I will just add that we did hear a couple  
30 things in these letters that were also echoed by Commission

1 members and Mr. Radachy.

2           So if I don't have any more comments from the  
3 Commission, you have some information. I think you got some  
4 feedback from boards here tonight, some things potentially to  
5 think about. And I know that our Zoning Board and our Zoning  
6 Department remain available for your consultation to sort of  
7 work through these things.

8           Do you have any questions for us before we wrap this  
9 up or anything you would like to say in closing?

10           MR. SMUL: No. I appreciate the feedback. It's  
11 going to help us develop a plan that, you know, everybody is  
12 on board with, hopefully. So that's our main goal is to just  
13 get a plan that works for everybody.

14           CHAIRMAN McINTOSH: Okay.

15           MR. SMUL: So the comments are definitely welcomed.  
16 We will take those into consideration and try to implement  
17 them in the plan.

18           CHAIRMAN McINTOSH: Okay. Yeah, thank you for  
19 showing up.

20           MR. DONDORFER: Thank you.

21           CHAIRMAN McINTOSH: And, again, yeah, I hope you  
22 take the comments we've had here constructively. This is our  
23 opportunity to dialogue with you before you make an  
24 application.

25           MR. SMUL: Right.

26           CHAIRMAN McINTOSH: Obviously, if you made an  
27 application and we were in process now, you'd be further into  
28 it, and it's probably nice to have this feedback now. So we  
29 like the fact that you're interested in doing something in  
30 Concord and we like conservation. So --

1 MR. SMUL: It would be, I think, it would be a  
2 really nice community in the area that I don't think there is  
3 anything like it.

4 CHAIRMAN McINTOSH: Okay.

5 MR. DONDORFER: Thank you.

6 CHAIRMAN McINTOSH: All right. Thank you.

7 MR. SMUL: Thank you.

8 CHAIRMAN McINTOSH: All right. With that, I am  
9 going to end the special meeting. And I think what we will do  
10 is take a five-minute break just to transition from the  
11 special meeting to the trustee meeting. So we will close this  
12 meeting and we will convene the trustee meeting in about five  
13 minutes.

14 (Whereupon, the pre-application conference was  
15 closed at 7:31 p.m.)  
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1 STATE OF OHIO )  
2 COUNTY OF CUYAHOGA )

CERTIFICATE

3 I, Melinda A. Melton, Registered Professional  
4 Reporter, a notary public within and for the State of Ohio,  
5 duly commissioned and qualified, do hereby certify that, to  
6 the best of my ability, the foregoing proceeding was  
7 reduced by me to stenotype shorthand, subsequently  
8 transcribed into typewritten manuscript; and that the  
9 foregoing is a true and accurate transcript of said  
10 proceedings so taken as aforesaid.

11 I do further certify that this proceeding took  
12 place at the time and place as specified in the foregoing  
13 caption and extension completed without adjournment.

14 I do further certify that I am not a friend,  
15 relative, or counsel for any party or otherwise interested  
16 in the outcome of these proceedings.

17 IN WITNESS WHEREOF, I have hereunto set my hand  
18 and affixed my seal of office this 11th day of February  
19 2021.

20 Melinda A. Melton -----  
21 Melinda A. Melton  
22 Registered Professional Reporter

23 Notary Public within and for the  
24 State of Ohio

25 My Commission Expires:  
26 February 4, 2023



27  
28  
29  
30

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
REGULAR MEETING

Held via Webex Teleconference  
and YouTube Live Streaming

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

February 3, 2021  
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Morgan McIntosh, Chair  
Amy Lucci, Vice Chair  
Carl Dondorfer, Trustee  
Amy Dawson, Fiscal Officer

Also Present:

Andy Rose, Administrator  
Michael Lucas, Esq., Legal Counsel  
Matt Sabo, Fire Chief  
Tim Brown, Service Director  
Heather Freeman, Zoning Director  
Debra Bechel-Esker, Recreation Director

**Melton Reporting**  
11668 Girdled Road  
Concord, Ohio 44077  
(440) 946-1350

1 7:38 p.m.

2 CHAIRMAN McINTOSH: Okay. Good evening. I would  
3 like to call to order the Concord Township Board of Trustee  
4 meeting for February 3, 2021. Would you please rise and join  
5 me in the Pledge of Allegiance.

6 (Whereupon, the Pledge of Allegiance was recited.)

7 CHAIRMAN McINTOSH: Mrs. Dawson, the roll call,  
8 please.

9 MS. DAWSON: Mrs. Lucci?

10 MS. LUCCI: Present.

11 MS. DAWSON: Mr. Dondorfer?

12 MR. DONDORFER: Present.

13 MS. DAWSON: Mr. McIntosh?

14 CHAIRMAN McINTOSH: Present.

15 Next order of business is the approval of minutes  
16 from the January 20, two thousand and --

17 MS. DAWSON: Twenty-one.

18 CHAIRMAN McINTOSH: Is that supposed to be '21  
19 trustee meeting?

20 MS. DAWSON: Correct.

21 MS. LUCCI: Mr. Chairman, I move that we approve --

22 MR. ROSE: I apologize, Mr. Chairman. That's my  
23 fault.

24 CHAIRMAN McINTOSH: It threw me off there, Andy.

25 MS. LUCCI: Mr. Chairman, I move to approve the  
26 minutes from January 20, 2021, regular trustees meeting.

27 MR. DONDORFER: And I will second.

28 CHAIRMAN McINTOSH: All in favor?

29 (Three aye votes, no nay votes.)

30 CHAIRMAN McINTOSH: Okay. Moving on, Elected

1 Official Reports, starting with Amy Dawson, Fiscal Officer.

2 MS. DAWSON: Thank you very much, Mr. McIntosh. As  
3 of January 31st, we were 8 percent of the way through the new  
4 calendar year. Treasury balance for the 19 active funds  
5 within the township Treasury was \$5.4 million. The Treasury  
6 balance also includes \$374,237 in funds set aside for specific  
7 projects. Year-to-date expenditures were 14 percent of the  
8 temporary budget for 2021 and revenue was 1 percent. So we  
9 will be slightly over budget until the real estate taxes come  
10 in during the month of March.

11 We will be holding our annual Appropriations  
12 Workshop with the Trustees on Friday; and after completing the  
13 draft, I will ask the Trustees to approve the 2021 permanent  
14 appropriations the second meeting in February.

15 If you have any questions, please do not hesitate to  
16 call our office at 354-7516.

17 CHAIRMAN McINTOSH: Thank you.

18 MS. DAWSON: Thank you.

19 CHAIRMAN McINTOSH: And Trustees, Mrs. Lucci.

20 MS. LUCCI: Thank you, Mr. Chairman. We had a  
21 couple meetings the last couple weeks, an economic development  
22 and our strategic planning meetings with our department heads,  
23 along with our Fiscal Officer. We heard great information  
24 about the township, how we've grown, what our needs are, and  
25 they've offered great insight into things to consider for the  
26 near future. We discussed, you know, roads that need  
27 repaired, equipment issues, some structures to consider. We  
28 have talked about our bicentennial year coming up, plans for  
29 recreation. And we are in process of prioritizing things  
30 based on needs and, of course, fiscally, being fiscally

1 responsible.

2           We have a lot of decisions to make. Obviously, our  
3 fire station project is still forefront. Our intention is to  
4 keep our community safe and maintain the general welfare by,  
5 you know, eliminating service interruptions, if possible,  
6 looking for good directions that best serve Concord fiscally  
7 again and safety wise. We are looking at, for the Fire  
8 Station project, all options very closely. We're intently  
9 researching what the best decisions are to move this forward.  
10 If you have any questions, please feel free to reach out with  
11 any feedback.

12           This is also our annual Ohio Township Association  
13 Conference and we're doing this virtually this week. So we  
14 are enjoying some nice presentations which enhance our ability  
15 to serve Concord.

16           And we are also continuing to monitor the COVID  
17 situation and the vaccination schedules, and those are moving  
18 along, I think, pretty well for Lake County.

19           CHAIRMAN McINTOSH: Okay. Thank you, Mrs. Lucci.  
20 Mr. Dondorfer.

21           MR. DONDORFER: Thank you, Mr. McIntosh. I will  
22 start out, I had a couple calls from some residents regarding  
23 some safety issues in the township. As Mrs. Lucci indicated,  
24 safety is a priority for this Board of Trustees. With that, a  
25 resident expressed concern again regarding the traffic signal  
26 at the intersection of Morley and Prouty due to a recent  
27 serious accident that was there. We are in the process, with  
28 the Lake County Engineer's Office, of having that intersection  
29 evaluated by a private consultant. It looks like down the  
30 road that that traffic signal will be replaced, more than

1 likely, with some type of left green turn signal. We are  
2 staying on top of that and it is a priority for the Board.

3 Also, I had a concern about the recent accidents on  
4 the I-90 corridor, specifically in the area of 202. I am very  
5 familiar with that area from my law enforcement days. And due  
6 to the, I think, a lot of it is -- maybe the Fire Chief will  
7 agree with me -- is weather related. It is the way that that  
8 lake effect comes over that area. But at the same time, the  
9 residents, some residents had concern on whether or not ODOT  
10 was making needed passes through there with pretreatment of  
11 the roadway and salting and plowing and things of that nature.  
12 I assured them that, you know, we had spoken with our Service  
13 Director and confirmed with ODOT that, you know, they're aware  
14 of the issue there.

15 We also are -- I assured the resident that we have a  
16 variable speed limit that was implemented there. And as soon  
17 as we have inclination or information that the weather is  
18 turning bad in that area, it's immediately relayed to the  
19 state and they mitigate that speed limit to a lower speed. So  
20 we are on top of that and we want to make sure that people  
21 traveling through that area do stay safe.

22 I echo Mrs. Lucci's statements regarding the  
23 strategic planning meetings we had. We were very busy. The  
24 last, the last couple weeks, we had two great meetings. It  
25 was very beneficial to me to hear about, first, the plans that  
26 were discussed and put into place over the years in Concord  
27 Township prior to this Board coming into office. It sort of,  
28 for me, delineated a road map of where Concord has been, where  
29 it was prior, where we're moving towards, things of that  
30 nature. So that was very informative.

1           We also did meet with all of our department heads  
2 during the other meeting regarding forecasting of future needs  
3 from their departments. In Concord Township, we have a lot  
4 going on. As Amy said, we heard from Service on the roads  
5 that need repair and a plan for that; what's going on with  
6 Recreation, our bicentennial; and, lastly, the Fire  
7 Department. And I can tell you that we are very determined to  
8 move this plan forward responsibly with a lot of dialogue, not  
9 only with the Board and township officials but, you know,  
10 willing to entertain input from the community, as we did in  
11 the stakeholder meetings.

12           I think it's important, as we move this project  
13 forward with the, you know, the approval of the levy, we have  
14 an obligation to our residents to, you know, give them the  
15 forum to participate in this and to give us feedback. And we,  
16 our plan collectively, I know, is to be transparent and  
17 responsible as we go through this project to make sure we do  
18 it appropriately and we do it the right way. So I'm looking  
19 forward to that.

20           And we hope all of our residents are staying safe  
21 and healthy during, you know, the pandemic. We wish everybody  
22 the best. Again, I'd like to remind people to patronize our  
23 local establishments as we're navigating through these  
24 challenging times. And if we can be of any assistance, please  
25 don't hesitate to contact myself or any of the other Trustees.

26           Thank you, Mr. McIntosh.

27           CHAIRMAN McINTOSH: Thank you, Mr. Dondorfer.

28           I received a few calls since our last meeting. It's  
29 the second call, actually, in the last few months about AT&T  
30 service. And I know I've been talking with Andy, our

1 Administrator, about finding out what their intentions are in  
2 a couple of different pockets of the township. I know people  
3 were requesting either the U-Verse or AT&T fiber service that  
4 I didn't realize wasn't in as many places as I thought it was.  
5 So we are hunting down that one.

6 I've taken a few zoning questions regarding some  
7 potential violations and violations. I've been talking to  
8 Ms. Freeman about some potential changes in the zoning code.  
9 And we just wrapped up a pre-RCD conference. For anyone that  
10 wasn't paying attention or wasn't at that meeting, that was a  
11 conversation about an applicant looking to rezone some  
12 property in Concord to take advantage of our conservation  
13 zoning, and it was the first step in our process where they  
14 got to dialogue with the Trustee Board and the Zoning  
15 Commission and some county officials as far as how that might  
16 go. If that application comes to fruition, there will be a  
17 public meeting process where both boards will have a hearing  
18 and a public meeting process. So the public will have an  
19 opportunity to comment at that time.

20 Did have a couple concerns with respect to some of  
21 the ongoing, what the impact to our community is going to be  
22 as far as the construction of the fire department. I know  
23 there's some questions as far as how it will impact the  
24 neighborhood when we get around to working on Station 2 over  
25 there on North Meadow and Prouty Road and I have had some  
26 people ask about service and how that's going to go. We're,  
27 obviously, working on that with the Fire Department and with  
28 our architect. So there's a lot of moving parts there to  
29 discuss.

30 And I am also enjoying OTA, although I am a little bit



1 disappointed I don't get to go to Columbus. Sitting on a Zoom  
2 meeting, it is too easy to get distracted and do something  
3 else, but there's been some good stuff. The legislative  
4 update was interesting. And I thought it was fun that the  
5 governor made light of townships in the sense that he talked  
6 about, in his opening remarks on Monday, he said -- What was  
7 it? He talked about living in a township and said that,  
8 "Well, you know, Fran and I have protesters outside of our  
9 house." And he said one of the things that they do, the  
10 protesters do to encourage people to come is say, "Well, you  
11 don't have to worry about getting in trouble because they live  
12 in a township. There is no noise ordinance." I thought it  
13 was a pretty good punch line to open up. It was on a CLOUT  
14 meeting, Coalition of Large Urban Townships. I did that this  
15 afternoon, got some -- Our Service Director, Tim Brown, is in  
16 trouble because I sat in on a road, maintaining safe roads  
17 thing. So we're going to have a conversation at some point  
18 here.

19 But I think that's about it for my report at this  
20 point. So we will continue on with the meeting and we will  
21 open up with our Administrator's report, Mr. Andy Rose.

22 MR. ROSE: Thank you, Mr. McIntosh, members of the  
23 Board, Mrs. Dawson, audience members. And to our law  
24 director, Mr. Lucas, a happy birthday to you, sir.

25 MR. LUCAS: Thank you very much. There's no place  
26 I'd rather be.

27 MR. ROSE: Good to see you tonight celebrating your  
28 birthday with us here at the trustee meeting. Thank you.

29 On tonight's resolution (sic) is Resolution 2021-02  
30 regarding the bond issuance for the Fire Stations Project. I

1 am happy that our bond counsel, Mr. Ryan Callender, sitting  
2 here in the first row, is here to address anything that you  
3 may have or ask for amplification on once we get to that item  
4 on the agenda, and that is Item C on the agenda.

5 There is another resolution, 2021-03, that  
6 authorizes us to accept the latest NOPEC grant for energy  
7 efficient upgrades. This year's grant amount is approximately  
8 \$45,000. So I encourage passage of that.

9 The design development documents, as you are well  
10 aware, are complete and they've been submitted to us by the  
11 architect's team. Thanks very much to the Fire Department, we  
12 have placed those drawings on the website under the "Concord  
13 Facts Fire Stations" tab. For anyone who wishes to view them,  
14 they are out there. Due to their size, they were broken into  
15 two parts but the complete sets are there for viewing.

16 This ties into Item E, which is on the agenda, which  
17 is the next round of architect fees, which moves us into the  
18 detailed construction documents, along with the bidding and  
19 procurement services for both stations. This amount is  
20 slightly less than the original amount that was quoted on  
21 May 29th of 2019, almost two years ago, so this is no  
22 surprise. And the previous amount was approximately \$732,000  
23 and this one is \$725,000 and some change.

24 As I discussed during our strategic planning  
25 meeting, the township-wide trash contract proposal is  
26 currently with our legal counsel for review. So once I get  
27 that back from legal counsel with his comments, I am sure  
28 there will be more discussion prior to making any decisions on  
29 going out for bid with the Board.

30 In speaking of the strategic planning meeting, all

1 the slide presentations from all the departments have been  
2 posted on the website. They're under the "Public Meetings"  
3 tab. The agenda was previously posted and now the entire -- I  
4 think there is 69 or 70 slides from all the departments.  
5 They've all been posted in the same order as the agenda on the  
6 website for anyone who wants to view those. And that  
7 concludes my report. Thank you, sir.

8 CHAIRMAN McINTOSH: Thank you, Mr. Rose.

9 And next we will be hearing from our Fire  
10 Department, Chief Sabo.

11 CHIEF SABO: Good evening, everyone. For the month  
12 of January, we had a total of 199 events. We had 131 EMS  
13 calls, with 102 transports to area hospitals. We had three  
14 fire events in Concord, one vehicle fire, one chimney fire,  
15 and one oven fire. We gave mutual aid to our neighbors 17  
16 times and we received mutual aid 16 times.

17 Our fire prevention bureau was, once again, busy in  
18 January. They completed 40 inspections, accounting for  
19 approximately 60 hours. They had four plan reviews, which  
20 included Seven Brothers Distillery, Golden Gloves, Well Shake  
21 Shop, and COVID Testing Ohio. They used about six hours for  
22 training and continuing education for their own certifications  
23 and performed one fire investigation in Concord and then one  
24 mutual aid, which accounted for six hours. We had two  
25 residential lockboxes installed and two returned.

26 They keep checking on the construction sites.  
27 Golden Gloves is in -- complete. The COVID Testing Ohio is  
28 also complete. And Well Shake Shop, demo is complete and  
29 they're working on or waiting on sprinkler change plans.

30 Just as a reminder, Friday, February 5th is Wear Red

1 Day. This is an American Heart Association women's initiative  
2 to raise awareness of heart disease in women. Cardiovascular  
3 disease is the number one killer of women. Join the movement  
4 to help our mothers, wives, sisters, and daughters live  
5 happier, heart-healthier lives. Learn the signs and symptoms  
6 of heart disease and stroke, learn CPR -- which we do offer,  
7 by the way -- and know when to call 911. And if you are not  
8 sure when to call 911, just call us if you're not sure and  
9 don't know what to do. We'll help you through it.

10 On a side note, lately, you know, we reported at the  
11 strategic planning meeting a lot about the temporary  
12 conditions at Station 2. The information I had at the time  
13 was, kind of, caught me off guard with the quotes that we were  
14 getting on temporary tent facilities to house the fire engine.  
15 I am not going to accept over \$100,000 to rent a tent for 12  
16 months, that's just extreme.

17 So we have some options. We have two circumstances  
18 that we have to deal with on that side of town during -- for  
19 temporary conditions, the first being housing the  
20 firefighters, so probably like a mobile home type atmosphere  
21 or idea. Whether we rent that or purchase and then resell,  
22 those are a couple options that we're looking at. Moving away  
23 from the tent idea, the tent rental for the engine, we're  
24 looking at a temporary structure that can be put up and used  
25 for our engine and then taken down and relocated or repurposed  
26 in some way.

27 So those are a couple of the options that we're  
28 looking through. Still waiting on quotes from several people  
29 but that's certainly where we're at now with the temporary  
30 conditions. That's been what I've been working on since our

1 strategic planning on Friday.

2 Do you have any questions for me?

3 MS. DAWSON: No, but I would like a comment.

4 CHIEF SABO: Sure.

5 MS. DAWSON: So the Trustees are aware -- I don't  
6 know whether I emailed you or not -- originally when I  
7 discussed with Mr. McIntosh the purchase order for this  
8 evening, I planned on taking some of that out of the Fire  
9 Department Capital Projects Fund. And with speaking with  
10 Chief today, the two of us determined that the money that's in  
11 that account right now is probably good to put toward any type  
12 of temporary facilities. So when I request agreement for the  
13 LeMay Erickson purchase order, all of that will be taken out  
14 of the JEDD Fund initially instead of the \$75,000. And I  
15 apologize. It was just one of those kind of crazy days. It  
16 can be changed anytime before the payment comes through, but  
17 we thought, for budgeting and planning, it will be nice to  
18 separate so that we can keep track of the temporary facilities  
19 as opposed to being commingled in all the JEDD funds. Okay?

20 MR. DONDORFER: Okay.

21 CHAIRMAN McINTOSH: Okay. I don't -- I assume, as  
22 you get a little further on harder options, we will have some  
23 opportunity to take a look at that and pro/con and all that  
24 stuff.

25 CHIEF SABO: Yes.

26 CHAIRMAN McINTOSH: So I appreciate your diligence  
27 and it's nice to hear that you are kind of like, I am drawing  
28 the line in the sand and I am going to rethink this. I think  
29 we appreciate that.

30 MR. DONDORFER: Right.

1           CHAIRMAN McINTOSH: Your willingness to be flexible  
2 on that, so that's good. I look forward to continued  
3 discussion about how we're going to solve that problem. So  
4 thank you.

5           CHIEF SABO: You bet. Thank you.

6           MR. DONDORFER: Thanks, Chief.

7           CHAIRMAN McINTOSH: Moving along, Mr. Brown, our  
8 Service Director.

9           MR. BROWN: Good evening. In the month of January,  
10 the Service Department responded to 11 dispatches for snow and  
11 ice conditions. We used approximately 540 tons of road salt.  
12 This weekend I had the -- or this week I had the opportunity  
13 to sit with the Administrator during the Ohio Township  
14 Association virtual presentation on road maintenance and  
15 construction, so bring it on. (Laughter.) The presentation  
16 covered the different options in maintaining, preserving  
17 asphalt roads, which we will definitely look into.

18           When the crews are not out fighting the snow,  
19 they've been busy maintaining and restoring equipment and  
20 performing building maintenance, such as painting and building  
21 new countertops for the Community Center restrooms.

22           The mailbox snow barricade program continues to be  
23 successful. The Service Department installed eight new  
24 barricades last month. The barricades are available to  
25 residents for a charge of \$40. Residents can find the snow  
26 barricade application on the Concord website.

27           We continue to work with the Lake County Stormwater  
28 Department to enhance water drainage throughout, stormwater  
29 drainage throughout the township. We are also looking forward  
30 to the bid opening for the 2021 road resurfacing projects in

1 the coming week.

2 We would like to remind residents to contact the  
3 Service Department with any questions, concerns at 350-3225 or  
4 email at ConcordTwp.com. The Service Department hopes  
5 everyone stays safe and healthy for the rest of the winter  
6 season. Does anyone have any questions for me?

7 CHAIRMAN McINTOSH: No.

8 MR. DONDORFER: Thanks, Tim.

9 MR. BROWN: Thank you.

10 CHAIRMAN McINTOSH: Moving right along, the Zoning  
11 Department, Mrs. Freeman.

12 MS. FREEMAN: Good evening. During the month of  
13 January, the Zoning Department processed 21 zoning permit  
14 applications and collected \$3,650 in fees. Additionally in  
15 January, we performed 43 site inspections for open zoning  
16 permits and followed up on one new potential zoning violation.

17 As far as the zoning boards activities, last night  
18 our Zoning Commission met at Town Hall for their monthly  
19 meeting. We continued our work session to discuss potential  
20 zoning amendments to the RCD district regulations and  
21 microdistilleries. For those of you that might not be aware,  
22 one of the duties of the Zoning Commission is to act in an  
23 advisory capacity to the Board of Trustees on matters  
24 concerning amendments to the Zoning Resolution and the Zoning  
25 Map. In addition, the Zoning Commission also reviews  
26 applications for site plan review for new commercial projects,  
27 nonresidential uses, and multi-family projects.

28 Next week, our Board of Zoning Appeals will have  
29 their meeting. This month's agenda includes one hearing for a  
30 variance for a residential property and a hearing for an

1 application for conditional use permits that are being  
2 requested for a commercial property on Gold Court. The  
3 meeting information can be found on the township website at  
4 ConcordTwp.com under "Public Meetings." I am happy to answer  
5 any other questions about any of those items or any specific  
6 questions about the application from residents that might be  
7 interested in attending or listening in at those meetings. So  
8 thank you.

9 CHAIRMAN McINTOSH: Thank you.

10 MR. DONDORFER: Thank you.

11 CHAIRMAN McINTOSH: All right. And Deb Esker, from  
12 Recreation.

13 MS. ESKER: Good evening, everybody.

14 MR. ROSE: Good evening.

15 CHAIRMAN McINTOSH: Baby, it's cold outside, but  
16 with Valentine's Day in a few short weeks, we've got plans to  
17 warm you up with some high-energy classes and some  
18 heartwarming programs. So here is what's happening in  
19 February. Power up that PowerPoint, Rick, please. Thank you.

20 The Community Center is the place to be for  
21 residents and guests looking for fun and inspiring leisure  
22 classes this month. Our February class schedule includes  
23 Martial Arts for adults and juniors, POUND, Yoga Pilates  
24 Fusion, Baton Twirling For Kids, a stained glass class that  
25 makes these cute little Crazy Birds, a chalk couture class  
26 that makes spinning signs, a twig art class, making a  
27 Valentine heart, and a Getting Ready for Retirement class.  
28 We're also offering another family-fun adventure box kit this  
29 month that includes materials to make a Valentine birdhouse,  
30 sun-catchers, a heart-shaped pizza, and more. Sign up online



1 through the township website or call the Recreation Department  
2 for personal assistance.

3 Our senior socials have resumed this year in a safe  
4 and creative way. Earlier today, our first senior program of  
5 2021 was a drive-by soup give-away, courtesy of the Concord  
6 Family Restaurant, located at 9853 Johnnycake Ridge Road in  
7 Concord Plaza and well-known for their awesome soups. Our  
8 next senior social will be a spring craft lesson through Zoom  
9 on February 17th. Seniors are encouraged to call the  
10 Recreation Department to get easy instructions on how to  
11 participate. And thanks again to Concord Family Restaurant  
12 for their kind donation and sponsorship of our Soup for You  
13 program today.

14 The Community Center will host another Red Cross  
15 Blood Drive on Monday, February 8th, from 10:00 a.m. to  
16 3:00 p.m. There are plenty of appointments still available,  
17 so please consider signing up at [RedCrossBlood.org](https://www.RedCrossBlood.org). All  
18 donations are tested for COVID-19 antibodies and results are  
19 available within one to two weeks through the donor account  
20 that you set up when you schedule your appointment online.

21 Valentine's Day is just around the corner, and to  
22 celebrate, the Recreation Department is teaming up with  
23 Concord's own Peace, Love and Little Donuts for a special  
24 Valentine's treat. Just drive through the parking lot of the  
25 Community Center on Friday, February 12th, between noon and  
26 2:00, and pick up your free Valentine and treat. Stay in your  
27 car and we will hand it directly to you through your window.  
28 This is our way of saying we love our residents. Quantities  
29 are limited and preregistration is required. Simply sign up  
30 through our website or call the Recreation Department for

1 personal assistance. And, again, thanks to Peace, Love and  
2 Donuts for sponsoring this program.

3           There is still time to enter Concord's Best Snowman  
4 Contest. Build your best snowman and take a picture of  
5 yourself with your masterpiece and enter it in the contest by  
6 February 28th. Don't miss your chance at winning this year's  
7 trophy and neighborhood bragging rights. Entry forms are  
8 online, or simply email your picture to Recreation@  
9 ConcordTwp.com and we'll take care of the rest.

10           Entries for Concord Township's 31st Annual Photo  
11 Contest are being accepted now through February 26th. Enter  
12 online at our website or simply drop off your photos at the  
13 Community Center and we'll take it from there. Then cast your  
14 vote for your favorite picture between March 6th and 21st.  
15 Prizes will be awarded to the Best of Show and first, second  
16 and third place in each category. Anyone can enter this  
17 contest and images can come from virtually anywhere, including  
18 your phone. So send in that picture you took of the beautiful  
19 sunset and that happy puppy because that 2021 trophy could be  
20 yours.

21           And, finally, the Recreation Department is sending  
22 out big hugs and well wishes for a very happy Valentine's Day.  
23 I'm reminded of one of my favorite quotes frequently seen on  
24 the internet this time of year, which really fits with the  
25 past 12 months and also in honor of Mr. Lucas's birthday  
26 today. "Tell someone you love them today because life is  
27 short, but also shout it in a foreign language because life is  
28 terrifying and confusing." But, seriously, we're choosing to  
29 focus on the love, so happy Valentine's Day, everyone, and  
30 thank you for your time tonight.

1           CHAIRMAN McINTOSH: Thank you, Deb.

2           Okay. And wrapping up Department Reports, we will  
3 have Concord law. And this evening, we have the privilege of  
4 having a retired Lake County Sheriff's deputy give the report.  
5 So, Mr. Dondorfer, take it away.

6           MR. DONDORFER: Unfortunately, our representatives  
7 at the Sheriff's Department had a last-minute schedule  
8 conflict, so I am honored to be wearing my old hat. So with  
9 that, the Sheriff's Department had 939 calls for service. Of  
10 those calls, there were a total of 24 accidents, 11 injury  
11 accidents and 13 property damage motor vehicle accidents.

12           A total of six arrests for the month. There was an  
13 arrest of a juvenile male for disorderly conduct and underage  
14 consumption, an arrest of an adult male for disorderly  
15 conduct, an arrest of another adult male for telephone  
16 harassment and filing a false police report, an arrest of an  
17 adult male for a protection order violation, and an arrest of  
18 an adult female for a motor vehicle theft involving OVI/DUI  
19 and possession of illegal narcotics, and the last arrest was  
20 of an adult female for possession of illegal narcotics.

21           A total of 37 alarm responses. There were four  
22 citations issued for motor vehicle infractions, 68 written  
23 warnings. There was one driving under suspension citation and  
24 one DUI.

25           Business checks: 115, crime prevention cards: 75.  
26 That's when the deputies are out in the neighborhoods  
27 patrolling and might come across some suspicious circumstance  
28 or open garage late at night or something else that they do a  
29 community prevention card on.

30           New criminal investigations for the month of

1 January, there was one breaking and entering of a vehicle,  
2 there was four disorderly conducts, three domestic  
3 disturbances, there was a drug investigation, nine  
4 threats/harassment reports, there was 11 mental health case  
5 reports, eight scam reports, two stolen vehicles, 55  
6 suspicious circumstances, ten theft investigations, and one  
7 vandalism. That's all I have, Mr. McIntosh. Thank you.

8 CHAIRMAN McINTOSH: Thank you.

9 Moving right along to the next item on the agenda  
10 would be the Audience portion. Is there anybody from the  
11 audience present in Town Hall that would like to say anything?  
12 (No response.) Okay. And hearing none, is there anybody  
13 participating virtually that would like to speak? (No  
14 response.)

15 Okay. We will move along to our Old Business, which  
16 we have none, and we will be moving into our New Business. I  
17 know during our reports everybody mentioned the strategic  
18 planning meeting and I didn't say but we did have some great  
19 amount of information. I think it was wise that we broke it  
20 into two meetings because I think that was probably in excess  
21 of at least seven to eight hours of some really in-depth, some  
22 good history going back a number of years to understand why  
23 certain things are the way they are and some of the events  
24 that got us where we are. And, of course, we got the  
25 departments to give us their look going forward.

26 And, you know, it's interesting. I was thinking  
27 about something with respect to the township. I mean, we've  
28 got multiple department heads that have been here. I mean,  
29 our Administrator is coming up on his third anniversary.  
30 We've got Mr. Brown, who is coming up on his first year

1 anniversary. And we have, I know Chief's been here for five  
2 years. And Ms. Freeman has been a department head for about  
3 five years?

4 MS. FREEMAN: Six years.

5 CHAIRMAN McINTOSH: Six years, okay.

6 MS. FREEMAN: No, no, no, department head for three  
7 years.

8 CHAIRMAN McINTOSH: Okay, so three years. And we've  
9 got two trustees that are about a year. So it was interesting  
10 and, you know, we have our senior here, Ms. Dawson, who is our  
11 resident who has all of the -- knows where all the bodies are  
12 buried, I guess.

13 MS. DAWSON: I used to.

14 CHAIRMAN McINTOSH: Yeah. Lost track of that?

15 MS. DAWSON: Well, I am no longer cemetery sexton.

16 CHAIRMAN McINTOSH: That's true. So, anyway, we had  
17 a lot of things to cover and so I kind of wanted to take a  
18 minute with the Board and talk about some of our key take-  
19 aways. I know we've had a lot of requests to explore the  
20 trash hauler contract. We've got a bicentennial coming up,  
21 we're almost a year away from it. We've got the fire  
22 stations. We've got a lot on our plates. So I wanted to see  
23 what the Board's take-away was there or big take-aways.

24 MR. DONDORFER: Yeah, I think there is, like you  
25 said, there is a lot going on in the township. Those meetings  
26 were very beneficial. You know, we have a lot of development  
27 and programs and plans going on in Concord. You talk about,  
28 you know, the bicentennial. There has been a lot of planning  
29 in that. We are looking at an excellent event to celebrate  
30 our bicentennial. There's a lot of work and effort that goes

1 into that.

2 We've had a lot of good discussion on our roadways  
3 that we're responsible for and how we plan on, you know,  
4 taking care of those throughout the years.

5 The fire station is, you know, obviously, our  
6 priority right now. We had some good dialogue with the Chief  
7 and Deputy Chief on some initial discussions on how we're  
8 going to move that project along. But we have, you know, a  
9 long way to go with that and that's why I think we are  
10 collectively going to have some discussion in these meetings  
11 so the public, one, is aware of what our plan is, and we're  
12 bringing in, you know, Mr. Callender tonight to, hopefully,  
13 give us some summaries on one of our votes tonight.

14 So, you know, zoning, there's a lot going on with  
15 zoning. We talked about the zoning violations and, you know,  
16 what has been done in the past and where we're looking at  
17 going in the future as far as any type of, you know, violation  
18 or what type of action needs to be taken.

19 So there has been a lot that has gone on that we're  
20 discussing and that we're moving towards.

21 MS. LUCCI: Yeah, I agree. It was very nice to  
22 have, sort of, a summary first of the funds and how our funds,  
23 revenue sources, and didn't really hear too much about COVID  
24 and how it impacted some of those funds other than maybe the  
25 gasoline tax, I think. So that was good to hear. But, you  
26 know, there certainly was a lot of needs and some wants and,  
27 you know, it's up to all of us to sort of prioritize them.  
28 You know, this is all about Concord, so how we make those  
29 decisions based on, again, the general welfare, like I said,  
30 the safety of our community. But just nice to hear from each

1 department where they're at and give us some different  
2 perspective as far as how we prioritize those needs.

3 CHAIRMAN McINTOSH: Ms. Dawson, do you have anything  
4 to add?

5 MS. DAWSON: No, other than we will continue those  
6 discussions over the next two weeks. So I thought it went  
7 very well.

8 CHAIRMAN McINTOSH: Yeah, I agree. And I think just  
9 to recap things, there's a lot going on in this township.  
10 This is a growing township. There is a lot of things, there  
11 is a lot of things happening, there is a lot of needs, and  
12 there is -- we have to manage our resources. We don't have  
13 everything. We can't do everything we want when we want and  
14 we're going to have to manage that and that's going to be the  
15 responsibility of this Board to do that.

16 But I think it was a good, a lot of good things  
17 happening. I think we're responding well to things that  
18 people in the community are expecting Concord to either do or  
19 take a look at. And, you know, when you take a look at the  
20 department reports we got tonight, I have the utmost  
21 confidence that our departments are being run responsibly and  
22 we have a great crew. Everybody gives us good feedback every  
23 month. So it's been a great year and I look forward to moving  
24 forward with that, working with everybody.

25 So before we get into the New Business, I would like  
26 to invite Mr. Callender to come up. I know that I had an  
27 opportunity to participate in a conference call with the  
28 Administrator and our Fiscal Officer about this process of how  
29 we're going to be issuing this bond and I know that my fellow  
30 trustees didn't have an opportunity to get that overview. So

1 if you could take us, Mr. Callender, through where we -- what  
2 we've done since the passing of the levy and what's in front  
3 of us today and some of the steps that will come after, it  
4 would be really helpful.

5 MR. CALLENDER: Sure, no problem. Mr. McIntosh,  
6 members of the Board, it is my pleasure to be here after  
7 almost two and a half years in discussions with the township  
8 over this and with, I think, six different trustees.

9 MS. DAWSON: Same Fiscal Officer.

10 MR. CALLENDER: Exact same Fiscal Officer.

11 MR. DONDORFER: There's the stability right there.

12 MS. DAWSON: Right.

13 MR. CALLENDER: That's true. And the same  
14 Administrator.

15 MR. ROSE: Thank you.

16 MR. CALLENDER: So once the voters approved your  
17 levy, of course, the first thing we waited for was the  
18 certification. Once we got the certification, we started  
19 talking internally with your financial adviser, PFM. And the  
20 recommendation from them was to sell your bonds in a public  
21 market, as opposed to a private placement with a bank or  
22 something, and to sell them competitively, as opposed to using  
23 one, one particular underwriter. So this is going to kind of  
24 be the -- I will get to it in a second but, eventually, your  
25 bonds will, on one particular day, will go to a kind of an  
26 eBay of bonds, if you will. And, therefore, you get a wide  
27 variety of interest and a wide variety of different  
28 institutional investors and mom-and-pops that might be  
29 interested in investing.

30 So the step that you have in front of you today is



1 the authorizing resolution that authorizes that particular  
2 type of sale. And the goal here, I have worked with your  
3 financial advisors, again, PFM, and Mr. Lucas to make sure  
4 that you have as much flexibility within this resolution as  
5 possible. And the reason is, you approve this, obviously,  
6 before. You are not going to the market tonight. You are  
7 going to be going to the market probably in about a month to  
8 six weeks, somewhere around there. And so the goal always  
9 with these resolutions is to build in as many levers and  
10 buttons and fine-tuning mechanisms as we can build in in order  
11 to give you the flexibility so the day that you go to market  
12 you get the best rate possible. So I apologize for the length  
13 of the resolution. That's part of the reason why the  
14 resolution is so long.

15           You also may have seen in your emails we are in the  
16 process of preparing, with your -- Ms. Dawson and the township  
17 Administration, an official statement. So that's your  
18 prospectus that will go out to potential bond holders that  
19 tells the investors all about Concord Township, no matter  
20 where they are, whether they're around here or anyplace in the  
21 nation. And it also describes the bond. It tells the  
22 investors that the bonds are going to be tax exempt, which  
23 will be a lower interest rate. It tells the bond holders what  
24 the bonds are going to be used for, the proceeds will be used  
25 for, building fire stations. And that is coming along quite  
26 nicely. We're actually pretty, I would say, within a couple  
27 weeks of having that complete. And that will be very nice.  
28 It's. To the extent you haven't looked at it, it's a thick  
29 book, has all sorts of demographic and statistical information  
30 about Concord. It would be really nice for you to have going

1 into the future, and we can get printed copies of that, too,  
2 for you.

3 MR. DONDORFER: Great.

4 MR. CALLENDER: So after tonight, if you choose to  
5 adopt this resolution, the next step is finishing that OS. At  
6 the same time, PFM, your FA, and I will assist you going to  
7 the rating agencies in order to get an official rating for the  
8 township. That will occur over the next two to four weeks.  
9 That, most likely, will include a virtual meeting with folks  
10 at, whether it's Moody's or S&P, whatever PFM advises, and,  
11 again, for you to explain what the township is all about.

12 Once we get that rating, then we're ready to print  
13 that official statement and put it out into the market, and  
14 we'll have chosen one particular day, which -- I don't know --  
15 the schedule right now is sometime in end of March or early  
16 April, something like that. But one particular day -- that's  
17 fluid at this point -- but one particular day will be chosen,  
18 again, for this kind of eBay of bonds. So the market will  
19 know that it's out there. There will be, the way that that  
20 official statement is distributed, it will be distributed to  
21 several different banks and institutional investors in order  
22 to drum up interest and excitement in order to get you the  
23 best interest rate possible.

24 And, literally, mostly institutional banks will  
25 provide bids that will be due at a very particular time.  
26 Those will come in electronically. You will be able to review  
27 those with your financial advisor. And, at that point, you  
28 will take a certificate of award, which is what this  
29 resolution calls for, and takes all those options that you're  
30 providing for in here, narrows them down to what the market

1 wants on that particular day and you award the bonds to  
2 whoever has the best bid.

3 About two weeks after that, you actually get the  
4 funds. We actually close the bonds, much like a housing sale  
5 or something. We take all that information in and then, as a  
6 lawyer, I have to create, you know, a pile of documents  
7 because, otherwise, it's not legal unless you have a pile of  
8 documents. But there are a large -- Sorry, Mr. Lucas.

9 MR. LUCAS: Right on.

10 MR. CALLENDER: Happy birthday.

11 MR. LUCAS: I could not agree more.

12 MR. CALLENDER: So it takes some time to draft  
13 those, plug in all the final information. So somewhere around  
14 two weeks after you have priced those bonds you will actually  
15 close and you will have the funds in hand.

16 And with that, I would be happy to answer any  
17 questions. If you want me to go through the resolution or  
18 just answer questions, however you choose.

19 MR. DONDORFER: I'm okay. I think it was very  
20 informative.

21 CHAIRMAN McINTOSH: Okay. Thank you.

22 MR. DONDORFER: Thank you.

23 MS. LUCCI: Thank you.

24 CHAIRMAN McINTOSH: All right. If there is no  
25 questions for Mr. Callender, we will move to New Business. So  
26 the first item on the agenda would be a vote to approve the  
27 January financial report.

28 MR. DONDORFER: Mr. Chairman, I will make a motion  
29 to approve the January financial report.

30 MS. LUCCI: I second.

1 MR. DONDORFER: All in -- Sorry.

2 CHAIRMAN McINTOSH: All in favor?

3 (Three aye votes, no nay votes.)

4 CHAIRMAN McINTOSH: You're only supposed to jump to  
5 back one job tonight.

6 MR. DONDORFER: I was thinking about my old hat  
7 again.

8 CHAIRMAN McINTOSH: Okay. Item B, presentation of  
9 the Fiscal Officer certificate, Amy Dawson.

10 MS. DAWSON: Thank you, Mr. McIntosh.

11 "To the Board of Trustees, Township Trustees of  
12 Concord Township, Ohio: As the Fiscal Officer of Concord  
13 Township, Ohio, I certify, in connection with your proposed  
14 issue of bonds, in an aggregate principal amount not to exceed  
15 \$8,000,000, for the purpose of constructing, furnishing and  
16 equipping fire station buildings and improving the sites  
17 thereof, that:

18 "One, the estimated life or period of usefulness of  
19 each class of those permanent improvements is at least five  
20 years; and

21 "Two, the estimated maximum maturity of the bonds,  
22 calculated pursuant to and in accordance with Chapter 133 of  
23 the Ohio Revised Code, is 26 years; (i) being my estimate of  
24 life or period of usefulness of those improvements; if and to  
25 the extent a portion of the proceeds of the Bonds is to be  
26 allocated to a class or classes having a maximum maturity of  
27 less than 26 years but in excess of five years, then the  
28 maximum maturity of the Bonds would still be at least 26 years  
29 by reason of a sufficient portion of the proceeds of the Bonds  
30 allocated to a class or classes having a maximum maturity or

1 an estimated period of usefulness in excess of 26 years, and"  
2 -- sorry -- "(ii) based on the fact that the Bonds were  
3 approved by the electors with a maximum maturity of 26 years."  
4 It's dated this day, February 3rd of 2021, and I signed it  
5 Fiscal Officer of Concord Township, Ohio. And here are your  
6 official copies.

7 CHAIRMAN McINTOSH: All right. Thank you.

8 Moving on to Item C is the Resolution 2021-2.

9 MS. LUCCI: Mr. Chairman, I move to approve  
10 Resolution 2021-02, a resolution providing for the issuance  
11 and sale of bonds in the maximum principal amount of  
12 \$8 million for the purpose of constructing, furnishing, and  
13 equipping fire station buildings and improving the sites  
14 thereof, together with all necessary appurtenances thereto.

15 MR. DONDORFER: Mr. Chairman, I second.

16 CHAIRMAN McINTOSH: Is there any discussion?

17 MS. LUCCI: I think we're good.

18 CHAIRMAN McINTOSH: I guess, hearing none, I will  
19 just say, before we go ahead and vote on this, that a lot of  
20 hard work went into this and I am excited that we're moving  
21 forward, and also know that this is going to do a lot of great  
22 things in Concord and serve a very important need.

23 MR. DONDORFER: I agree.

24 CHAIRMAN McINTOSH: So with that, Ms. Dawson, would  
25 you call the roll.

26 MS. DAWSON: Thank you, Mr. McIntosh.

27 Mrs. Lucci?

28 MS. LUCCI: Yes.

29 MS. DAWSON: Mr. Dondorfer?

30 MR. DONDORFER: Yes.

1 MS. DAWSON: Mr. McIntosh?

2 CHAIRMAN McINTOSH: Yes.

3 Okay. Moving on to Item D.

4 MR. DONDORFER: Mr. Chairman, I make a motion to  
5 approve Resolution 2021-03, a resolution authorizing all  
6 actions necessary to accept Northeast Ohio Public Energy  
7 Council, NOPEC, Energized Community grants.

8 MS. LUCCI: I second.

9 CHAIRMAN McINTOSH: All in favor?

10 (Three aye votes, no nay votes.)

11 CHAIRMAN McINTOSH: Moving on to Item E.

12 MS. LUCCI: Mr. Chairman, I move to approve a  
13 purchase order to LeMay Erickson Willcox in an amount not to  
14 exceed \$725,354.56.

15 CHAIRMAN McINTOSH: A second?

16 MR. DONDORFER: I second.

17 CHAIRMAN McINTOSH: Okay. And any discussion?

18 MR. DONDORFER: You know, I would just say, you  
19 know, we knew going into this, these stakeholder meetings,  
20 that this figure was out there from LeMay Erickson when it was  
21 given to the prior board. We knew that we were going to have  
22 this expenditure when we decided to keep on LeMay Erickson for  
23 this project. So the money has been set aside and  
24 appropriated for this expense. So I think it's important that  
25 the community is aware of that, that we knew this going in the  
26 stakeholder meetings for the levy and that figure was  
27 addressed, I believe, at those stakeholder meetings. And  
28 according to Mr. Rose, it looks like it came in a little bit  
29 less than was determined back in -- what was that -- 2019?

30 MR. ROSE: May of 2019, sir.

1 MR. DONDORFER: Yeah. So --

2 MS. LUCCI: Yeah, I agree. It's good to clarify  
3 that this is not anything extra since, you know, this new  
4 plan. This was something that we knew of back in May and it  
5 did come down a little bit less.

6 CHAIRMAN McINTOSH: Okay. And I want to, again, it  
7 is important to know that this was the commitment that this  
8 township made. And when we made the decision a year ago to  
9 stick with LeMay Erickson and not reshop this as far as other  
10 architecture firms, that was, you know, essentially, had we  
11 chose to leave them and said we didn't like these fees, we  
12 would have spent more money to go with a new architect. And  
13 so that's where we're at.

14 I also want to recognize the fact that this is, the  
15 amount, is here for the construction prints for both fire  
16 stations and that's all in there.

17 MR. DONDORFER: And that also includes, just to  
18 reiterate, the bidding and procurement for both of those.

19 CHAIRMAN McINTOSH: Yes. So we're taking this to  
20 bid with that and that's going to allow us to bid them  
21 successively or independently. So the idea is just getting  
22 these designs that the department spent years working on to  
23 the point where we can take them out to bid and start making  
24 the decisions we talked about making in the community at the  
25 stakeholder meetings.

26 So with that, I will say all in favor? Opposed?

27 (Three aye votes, no nay votes.)

28 CHAIRMAN McINTOSH: Okay, so that resolution passes.

29 Vote on Item F.

30 MR. DONDORFER: Mr. Chairman, I make a motion to

1 approve the final plat for Quail Hollow Number 10 Subdivision  
2 Phase 1B Planned Unit Development.

3 MS. LUCCI: I second.

4 CHAIRMAN McINTOSH: All in favor?

5 (Three aye votes, no nay votes.)

6 CHAIRMAN McINTOSH: Okay. That wraps up, leaving us  
7 with Future Meetings and Announcements, Mrs. Dawson.

8 MS. DAWSON: Thank you. On February 9th, at  
9 11:00 a.m., there will be a bid opening for the combined  
10 Concord Township and Painesville Township Resurfacing Project  
11 for 2021. It will be held at the Lake County Engineer's  
12 Office.

13 On February 10th, at 7:00 p.m., BZA, Board of Zoning  
14 Appeals, will be held here at Town Hall.

15 On February 15th, we'll be closed in observance of  
16 President's Day.

17 Also, I am going to backtrack. On February 5th, at  
18 4:30 p.m., will be the Appropriations Workshop here, held at  
19 Town Hall.

20 On February 17th, 6:30 p.m. to 7:30 p.m., trustee  
21 office hours at the conference room in Town Hall; and at  
22 7:30 p.m., trustee meeting here at Town Hall.

23 And then there were some Recreation announcements  
24 that Deb covered in her presentation this evening. So that's  
25 all I have.

26 CHAIRMAN McINTOSH: All right. And with that, we  
27 will conclude tonight's meeting. Thank you.

28 (Whereupon, the meeting was adjourned at 8:28 p.m.)  
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STATE OF OHIO )  
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COUNTY OF CUYAHOGA )

CERTIFICATE

I, Melinda A. Melton, Registered Professional Reporter, a notary public within and for the State of Ohio, duly commissioned and qualified, do hereby certify that, to the best of my ability, the foregoing proceeding was reduced by me to stenotype shorthand, subsequently transcribed into typewritten manuscript; and that the foregoing is a true and accurate transcript of said proceedings so taken as aforesaid.

I do further certify that this proceeding took place at the time and place as specified in the foregoing caption and extension completed without adjournment.

I do further certify that I am not a friend, relative, or counsel for any party or otherwise interested in the outcome of these proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 11th day of February 2021.

Melinda A. Melton  
Melinda A. Melton  
Registered Professional Reporter

Notary Public within and for the State of Ohio

My Commission Expires:  
February 4, 2023

